



Q TOWER
BUSINESS CENTRE



DESCRIPTION

Meticulously Designed

Q Tower is a landmark business centre, located in one of Limassol's main commercial hub. This outstanding building comprises of 5 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects.

Futhermore, the floor to ceiling windows provide astonishing city and mountain views, complementing the open plan configuration.

Natural Light, Open Spaces,
Maximum Productivity





LOCATION

Strategically Positioned

Q Tower is located on Christaki Kranou street on the prestigious area of Germasogeia, Limassol's tourist area, boasting close proximity to significant related infrastructures such as respectable business centres, high-star hotels, banks and fine dining restaurants.



City Centre
Approximately 4.5 km



Limassol Marina
Approximately 5.5 km



High-Star Hotels
Approximately 600 m



Motorway
Approximately 850 m



Post Office
Approximately 200 m

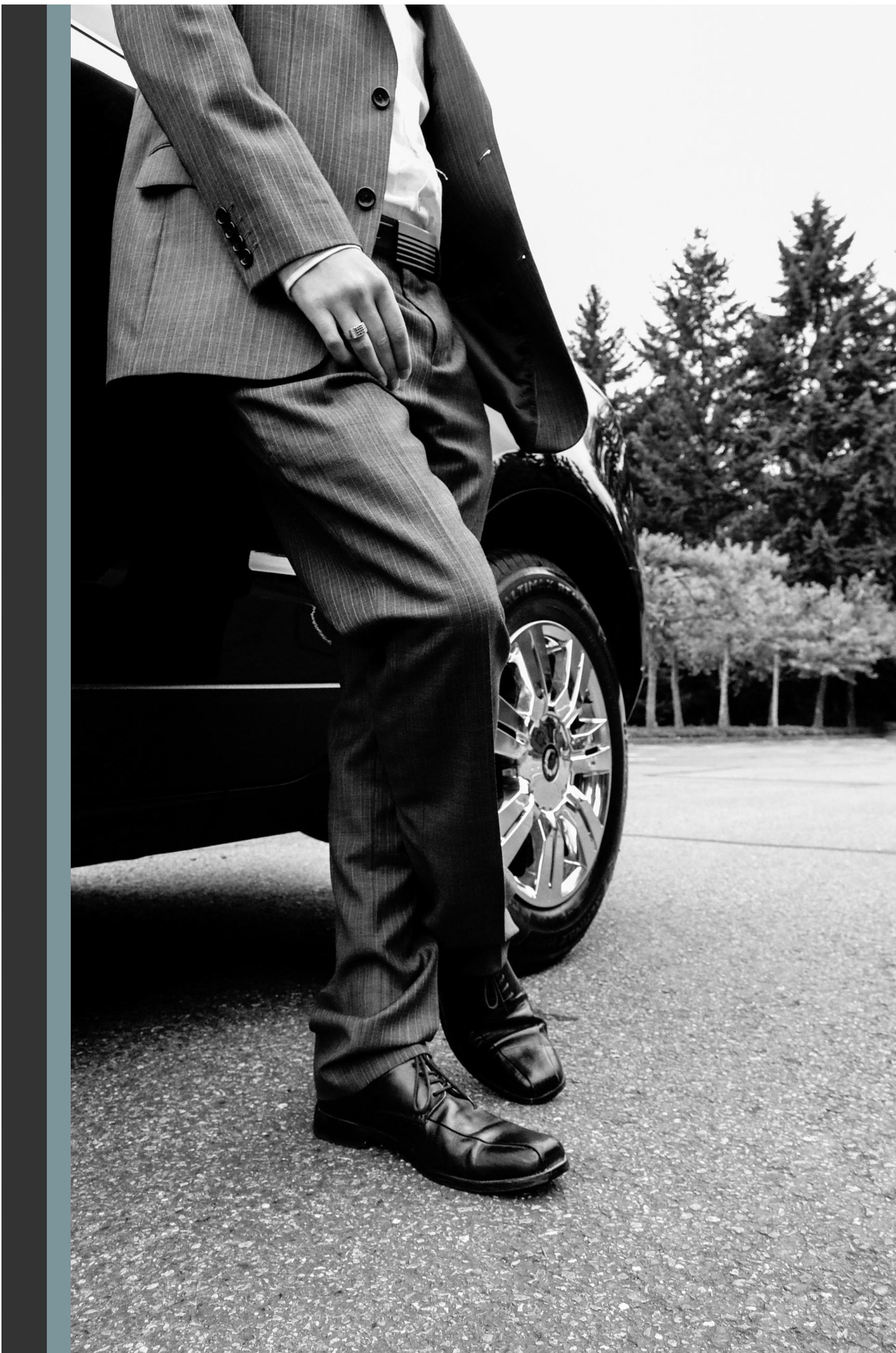


Seafront
Approximately 500 m



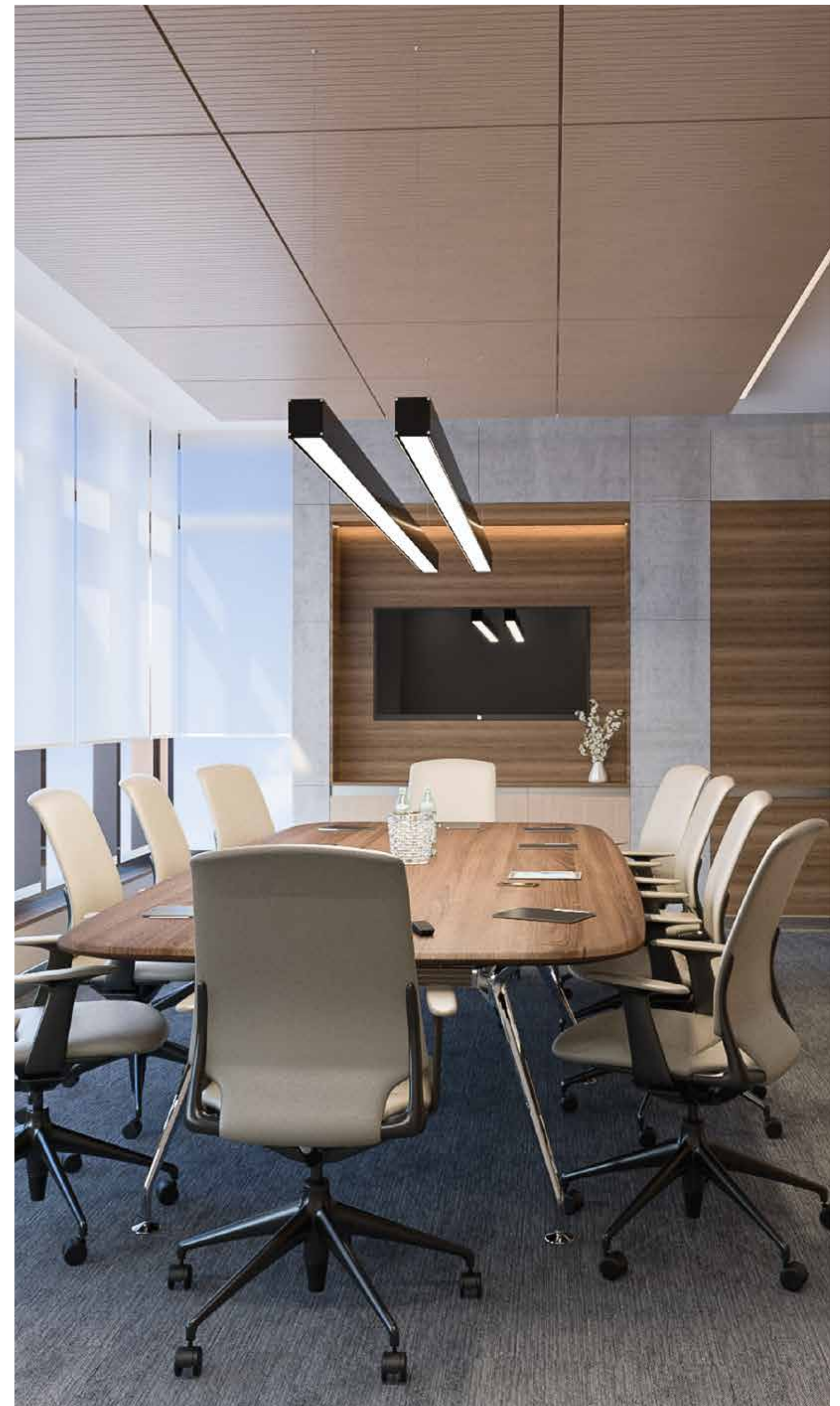
PLACES OF INTEREST

				
BANKS Approximately 650 m.	RESTAURANTS Approximately 25 m.	HIGH-STAR HOTELS Approximately 600 m.	POST OFFICE Approximately 200 m.	SEA Approximately 500 m.

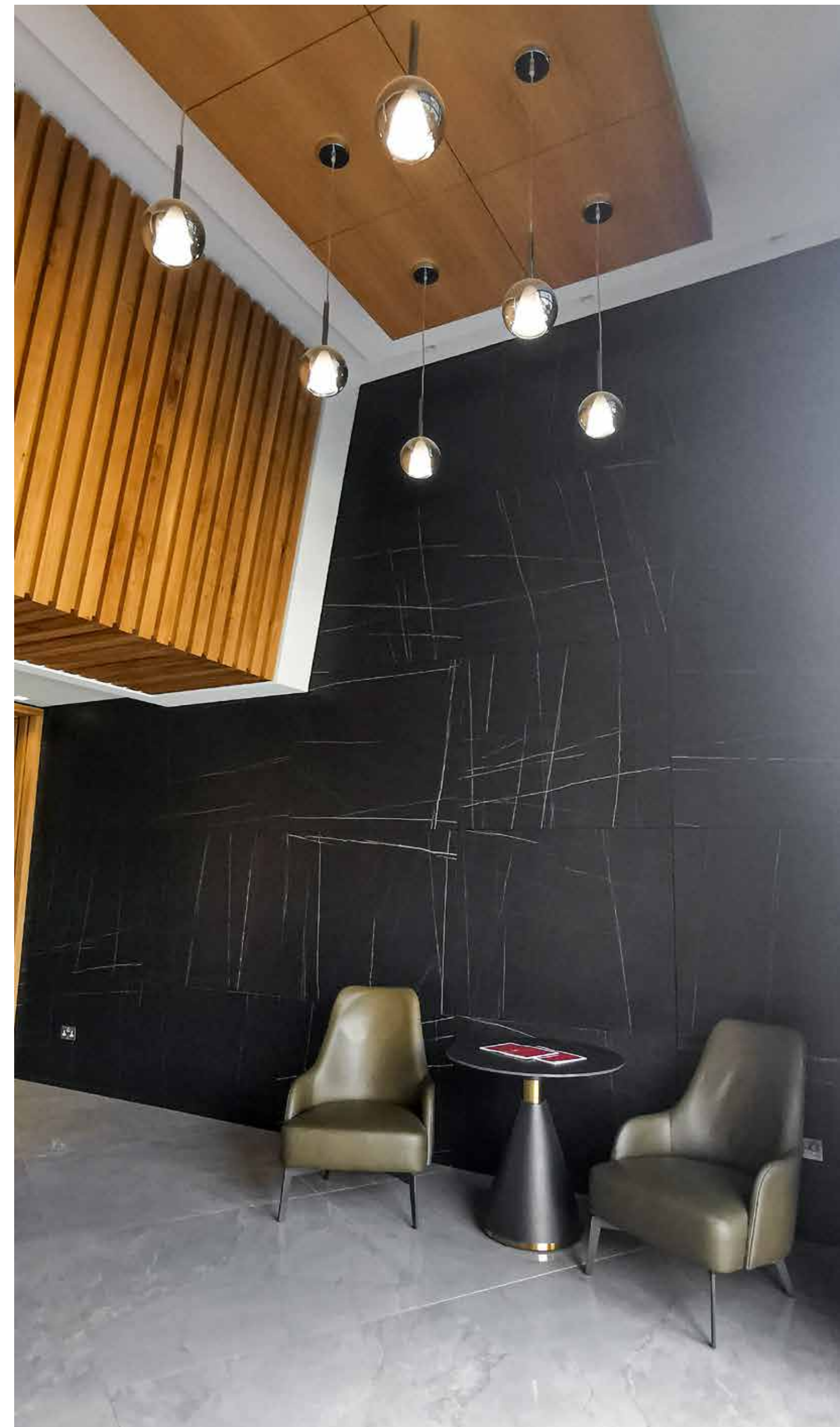
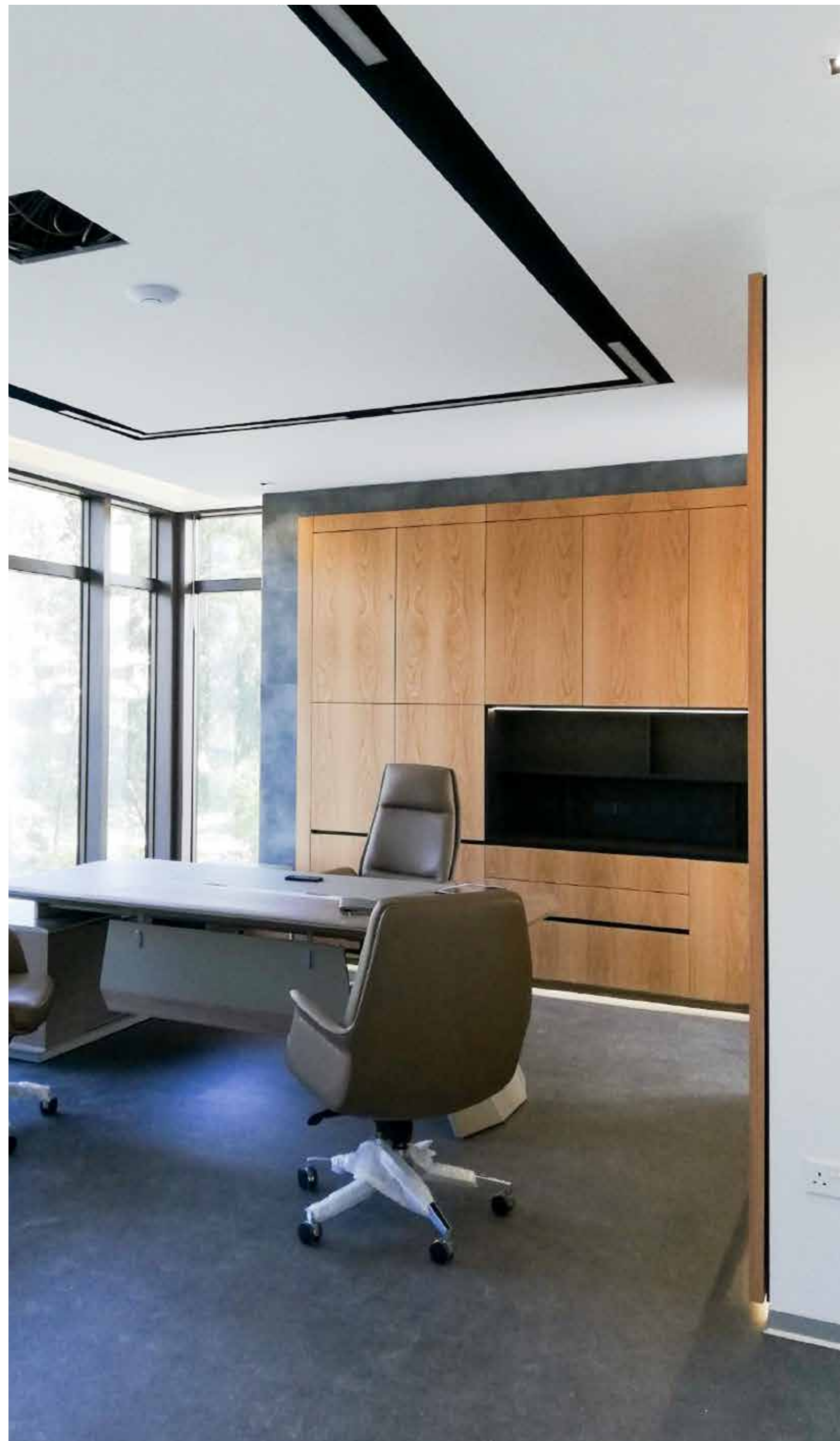


GREAT WORKING ENVIROMENT

Designed to cater for today's business needs, Q Tower provides open spaces, giving a light and airy working environment, with floor to ceiling windows offering panoramic views across the city, thus providing a stimulation of both creativity and productivity.



Photos were taken from our completed projects and are for indicative purposes only.



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SPECIAL FEATURES

Incorporating the latest building technology



1 | CEILINGS

Lobby, offices, Foyer: Wood ceiling and gypsum plasterboard ceiling, height from finished floor (raised floor) to suspended ceiling is approx. 2,60m.

2 | ENTRANCE CONTROL SYSTEM

The building entrance at Ground floor and basement parking place entrance are equipped with Access control / magnetic card system.

3 | FACADE

Generally: the building features a well designed modern façade with generally top quality and high standard materials that consist from high quality glass, alucobond profiles and fair face beton, featuring the following high standard figures.

Structural Glazing: Tempered, Sunguard Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB

4 | TRAFFIC CONTROL SYSTEM

The basement garage area is equipped with a traffic control system including barriers. The entrance control is affected via remote controls.

5 | ELEVATORS

High speed elevator Load capacity: 600kg/ 8 persons serving floors. Elevators are designed for use by disabled persons. Fire protection for 120 mins.

6 | LOAD BEARING STRUCTURE

Load bearing structure is made of a Reinforced Concrete Frame with high yield steel reinforcement. Underground external walls of waterproof concrete, on a waterproof foundation slab with external diaphragm walls securing water protection. The superstructure consists of an in-situ reinforced concrete construction using flat floor slabs supported by reinforced walls and columns.

The load bearing capacities exceed not only the local but also the EURrus Building and Seismic Regulations by far and guarantee a multi-purpose use of the building.

SPECIAL FEATURES

7 HEATING & COOLING

Provision for VRV Air Conditioners, for each floor.

8 INTERNAL WALLS

Kitchen , kitchen corridor, veranda: brick walls, plastered and painted.

Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

9 FLOORING

Lobby/ Foyer: Italian marble

Offices: Raised access floors, Antistatic HPL, dimensions 600X600X40mm. (Structural core 38mm high density chip wood upper covering laminate HPL/ under covering aluminium sheet/ border self-extinguishing ABS. Maximum height 25cm).

Structural Glazing: Tempered, Sunguard Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB

Lavatories: Ceramic floor tiles for heavy use.

Kitchen, veranda: Ceramic floor tiles for heavy use.



10 KITCHEN

Kitchen: electromechanical provisions for Micro Wave, Dish washer, Fridge, water free standing appliance, double Plugs for other kitchen appliances.

Carpentry Fully Fitted MDF cupboard.

Fire proof kitchen door for ½ hour.

11 SANITARY WARE

For the equipment of sanitary room's porcelain sanitary ware are provided as standard along with sanitary fittings.

12 UTILITIES

Water supply is provided by the municipal mains water supply system. Sewerage connection to the mains sewerage system.

13 FIRE ALARM SYSTEM

A Fire Alarm System with smoke detectors in all common areas.

14 LIGHTING

Lobby/ Foyer: Down lights integrated in the ceiling and floor.

Offices: 10 units per floor.

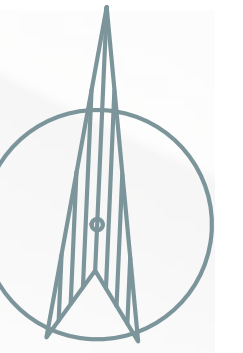
Emergency Lighting: According to authority prescriptions and building codes security lightings for the escape routes of the building.

15 OFFICE EXTERNAL WALLS

Wall from lobby/ foyer: Brick wall plastered and painted. Italian Marble at designated areas.

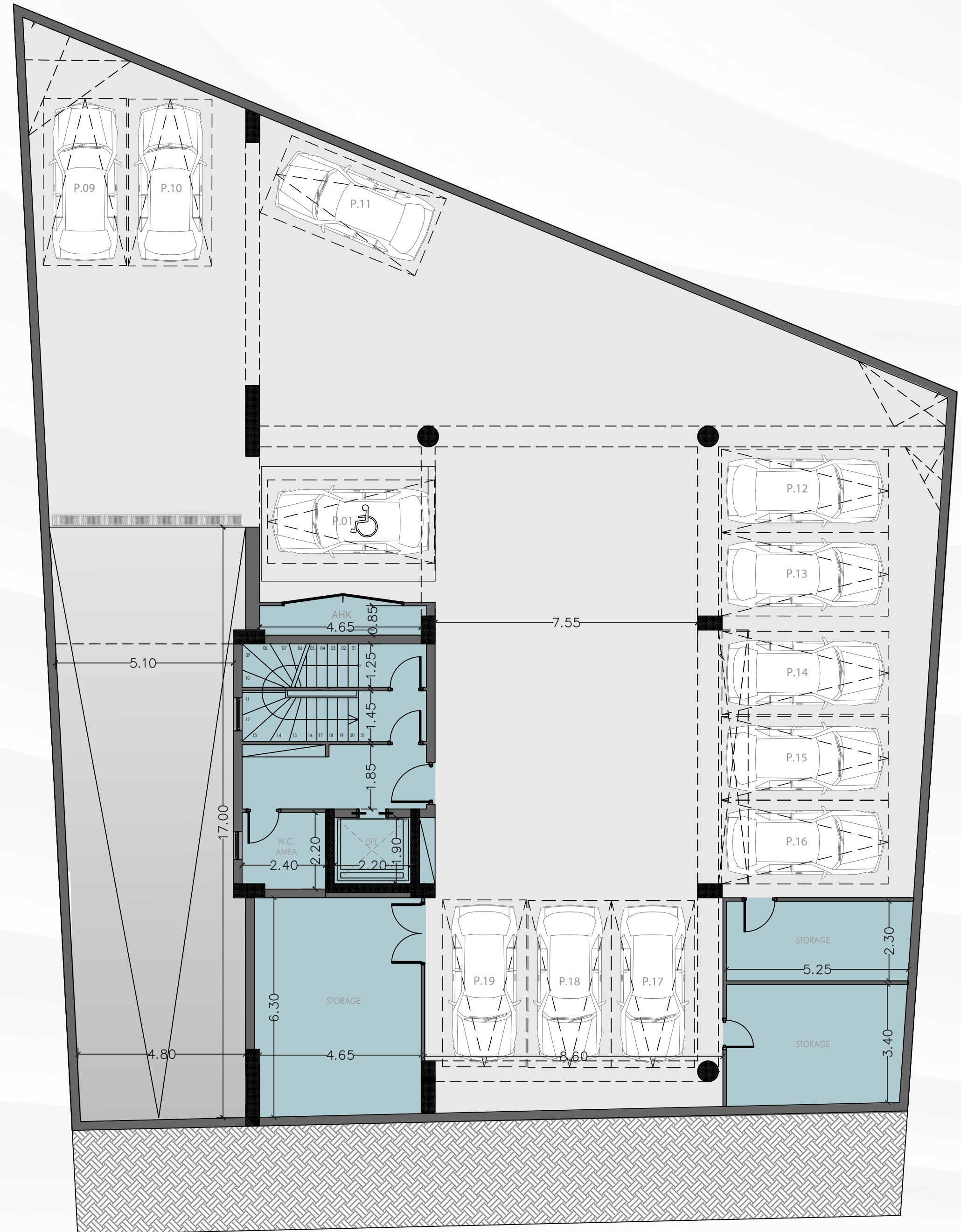
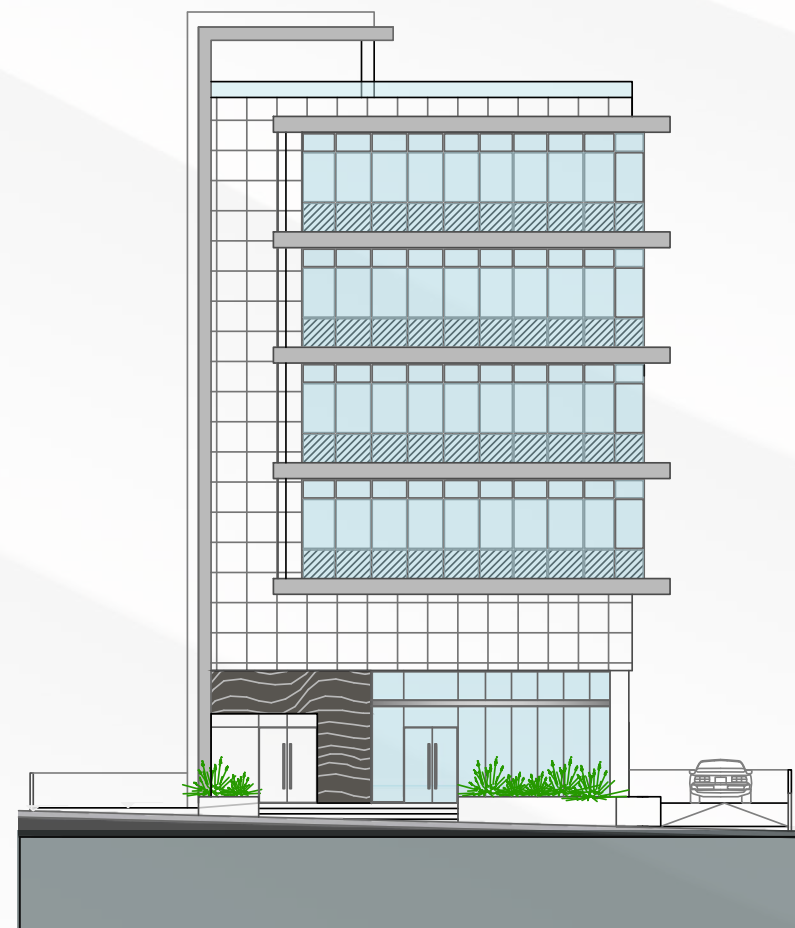
16 CCTV CAMERAS

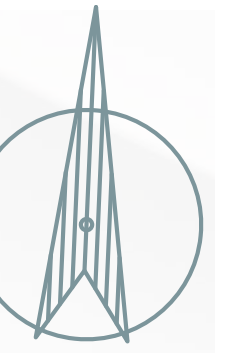
Provision for Centralised IP Camera System.



Basement FLOOR

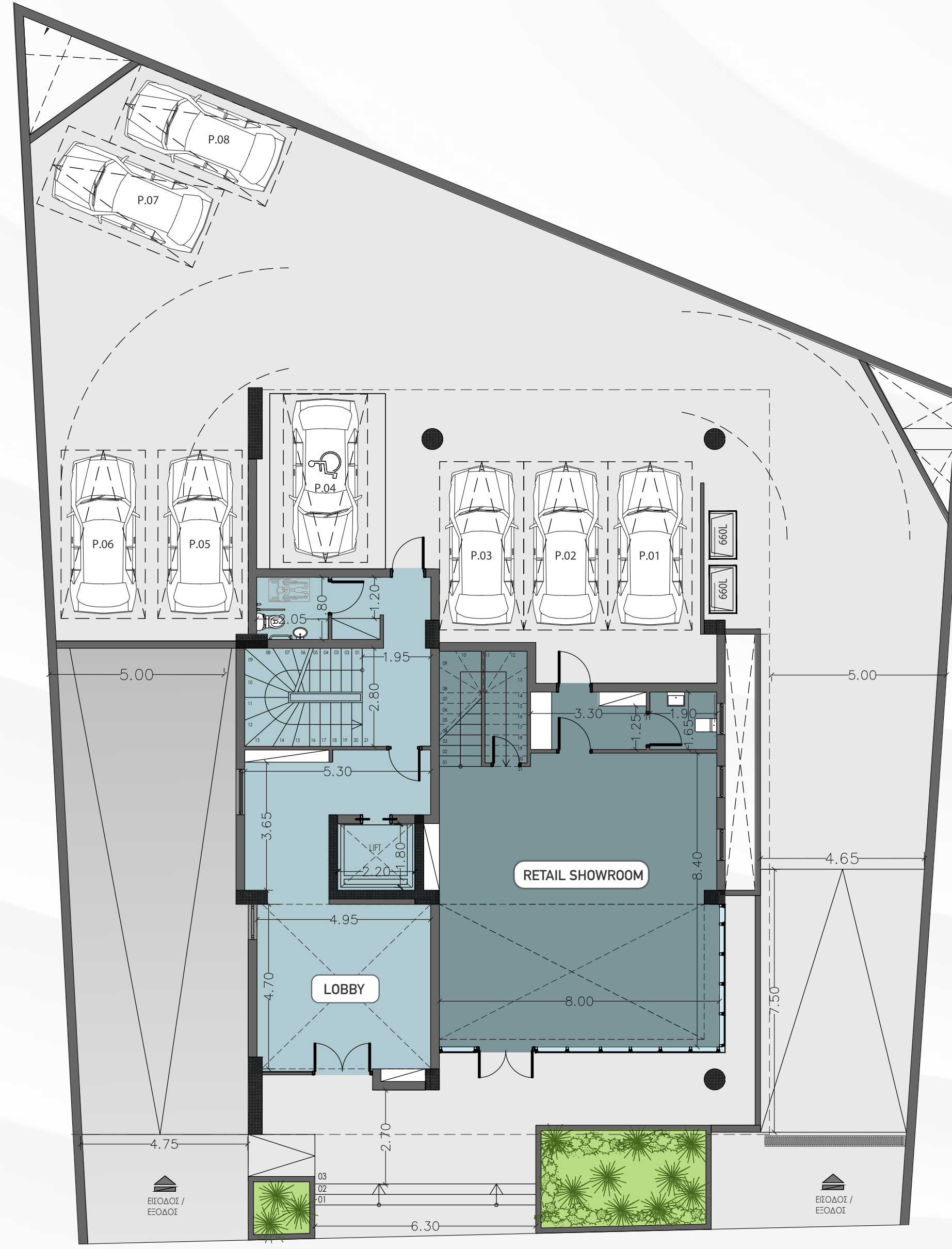
PARKING SPACES	12
Common Internal Area	42m ²
Store Rooms	70m ²
Rest Internal Area	404m ²
TOTAL COVERED AREA	516m²



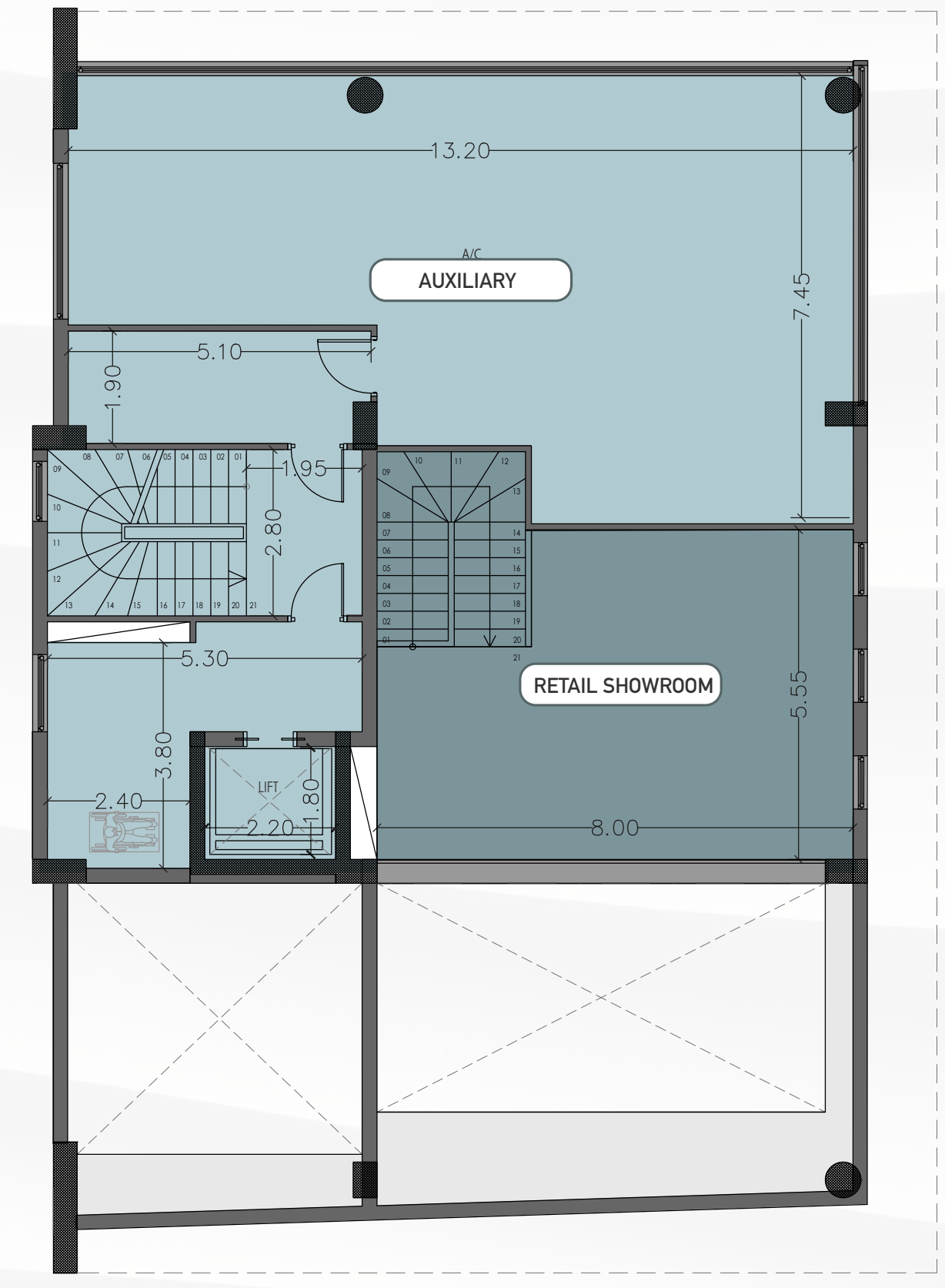


Ground Floor & MEZZANINE

PARKING SPACES	8
LOBBY	42m ²
AUXILIARY	70m ²
RETAIL SHOWROOM	
• Covered Area	140m ²
• Common Area	50m ²
Total Area	190m²



Ground Floor

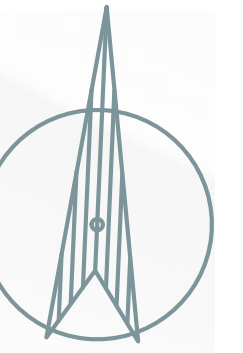
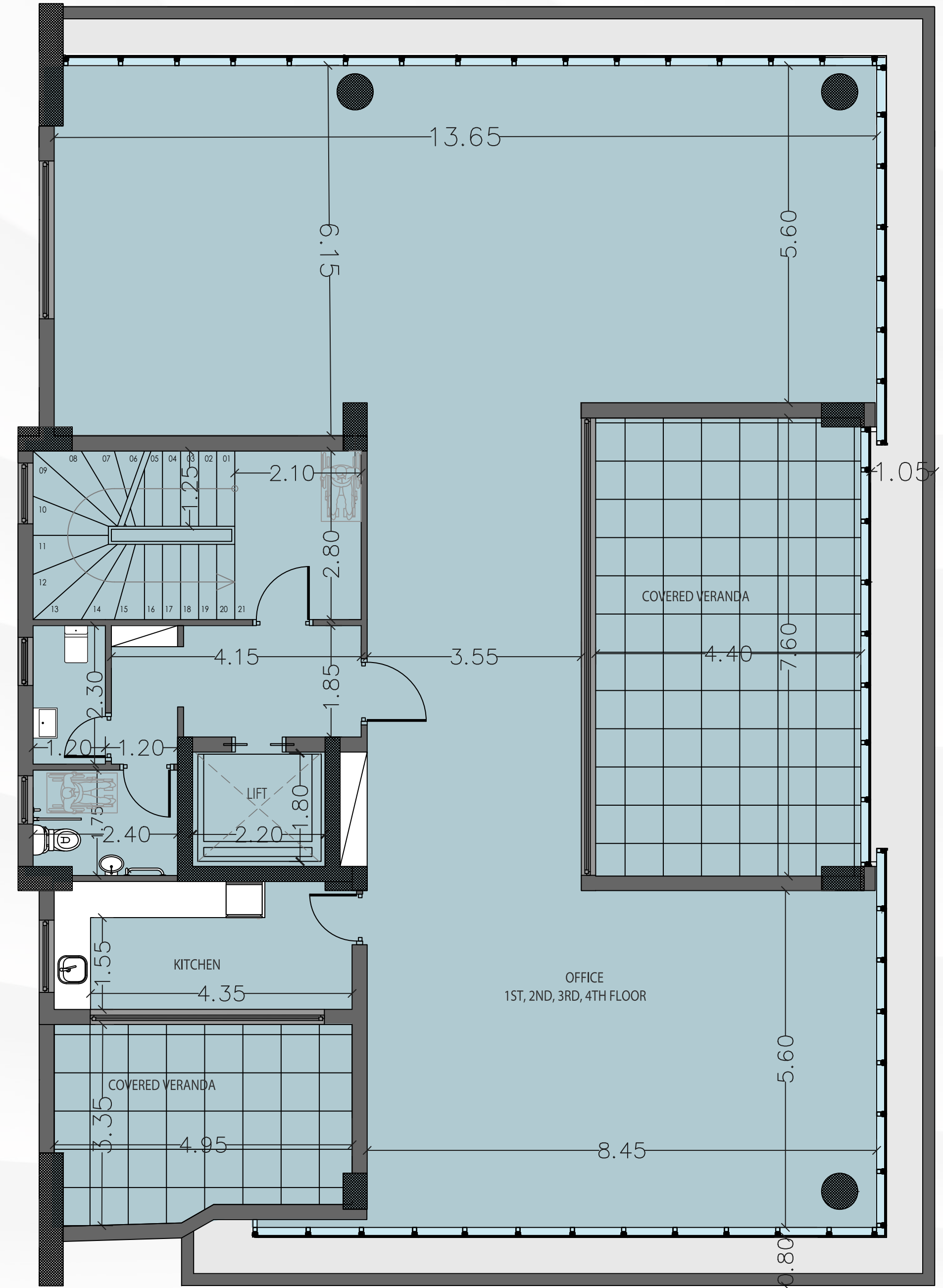
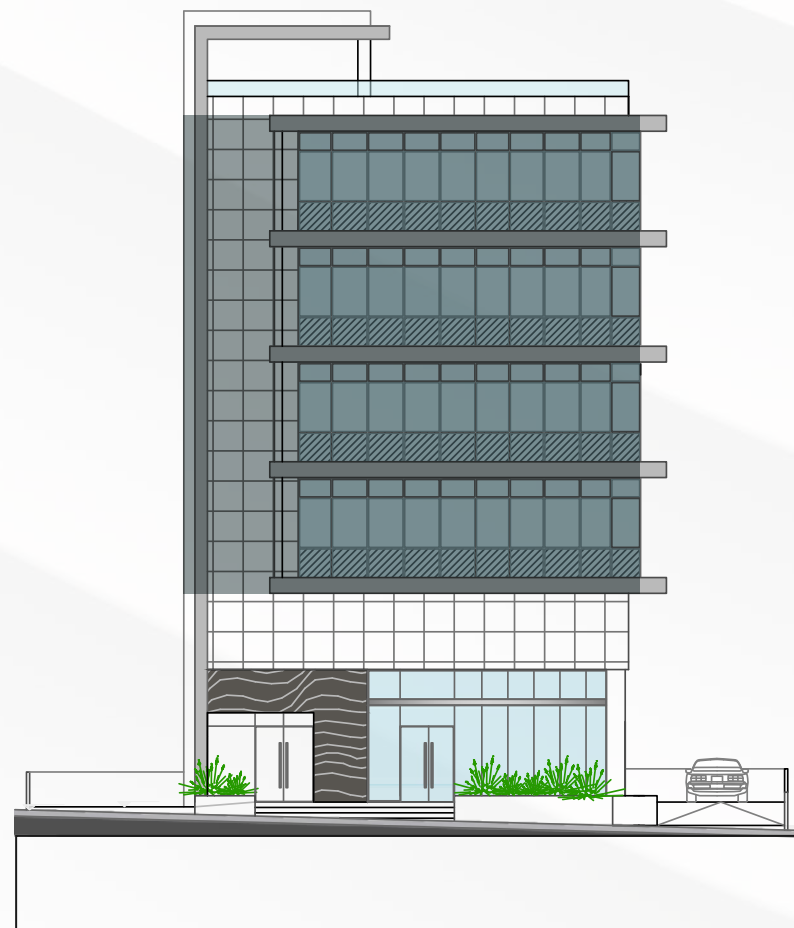


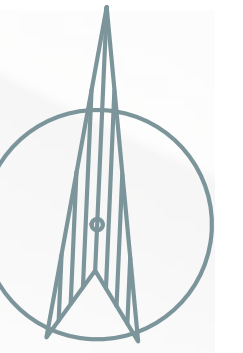
Mezzanine

1st, 2nd, 3rd & 4th FLOORS

OFFICES 101, 201, 301 & 401

Common Internal Area	40m ²
Covered Internal Area	186m ²
Covered Veranda Area	50m ²
TOTAL COVERED AREA	276m²

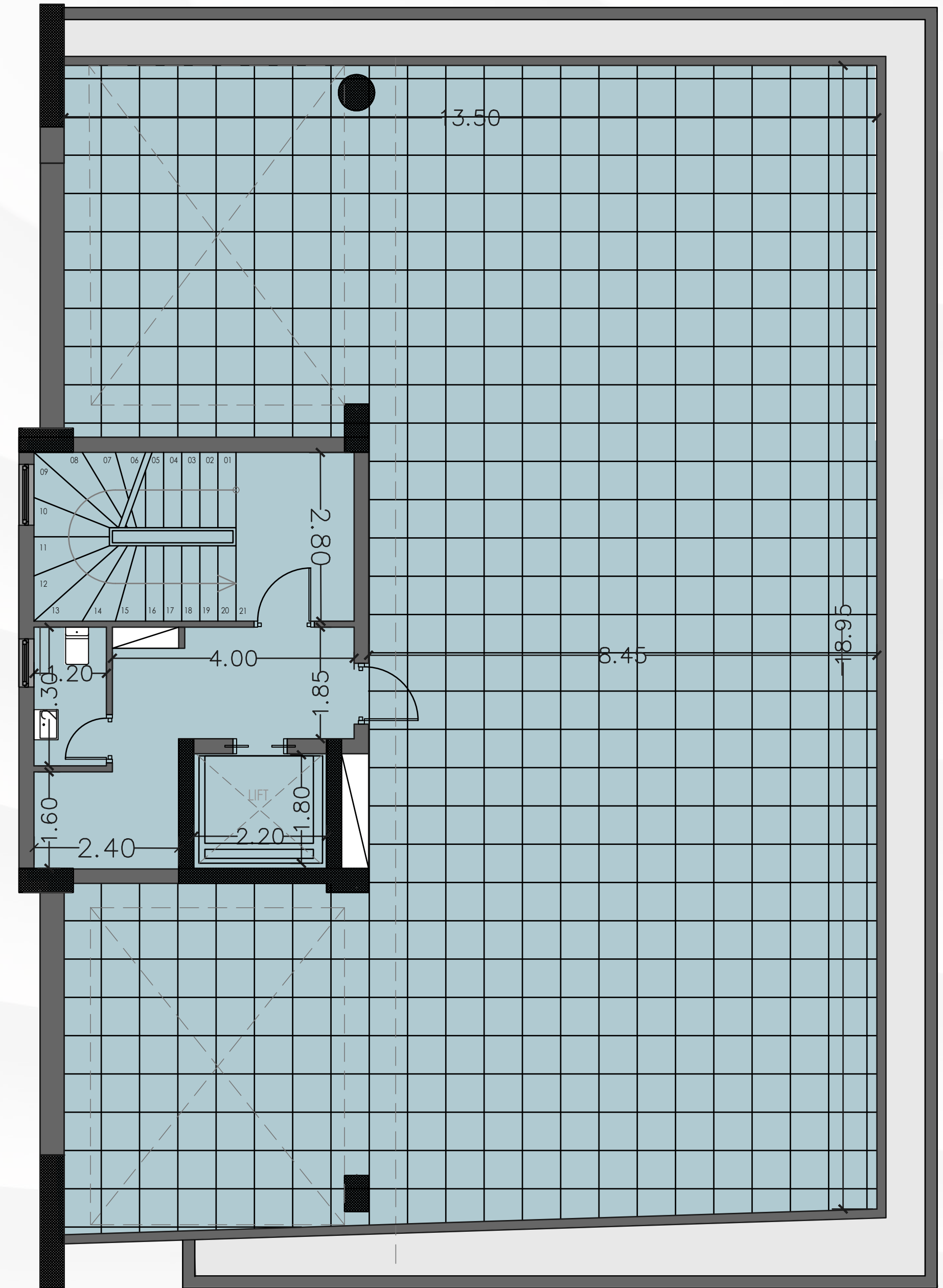




Penthouse

FLOOR

Common Internal Area	44m ²
Un-Covered Veranda Area	230m ²
TOTAL AREA	274m²





QUALITY
LOCATION

QUALITY
OFFICES

QUALITY
TOWER



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QUALITY IS OUR HABIT!

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