

LIMASSOL
CORNICHE
BY THE SEA

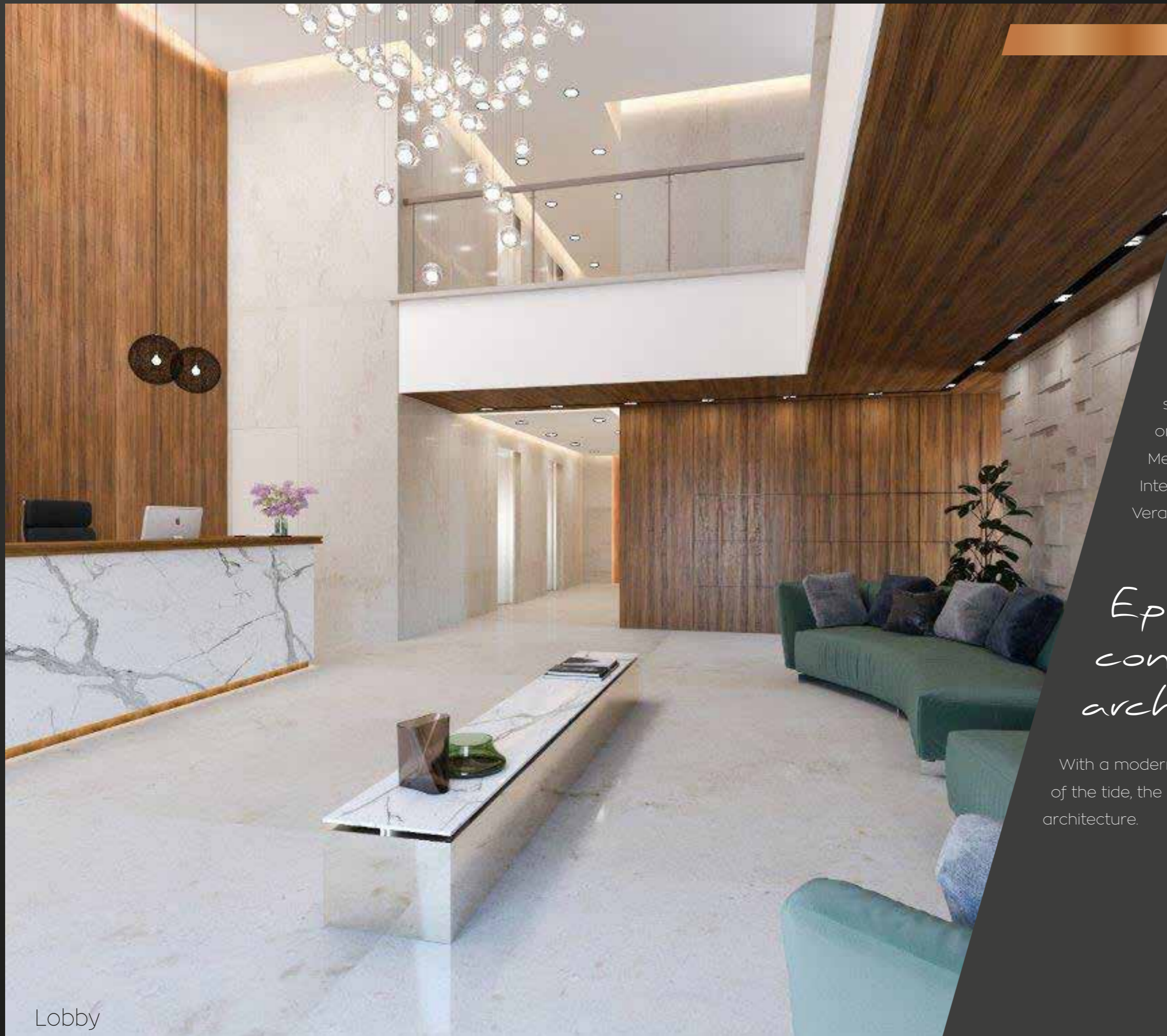




Here to impress

Situated right on the bustling seafront promenade, with sweeping views of Limassol's coastline, the Limassol Corniche is the new 'kid on the block' that is sure to impress.

LIMASSOL
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Perfect Utilization of Space

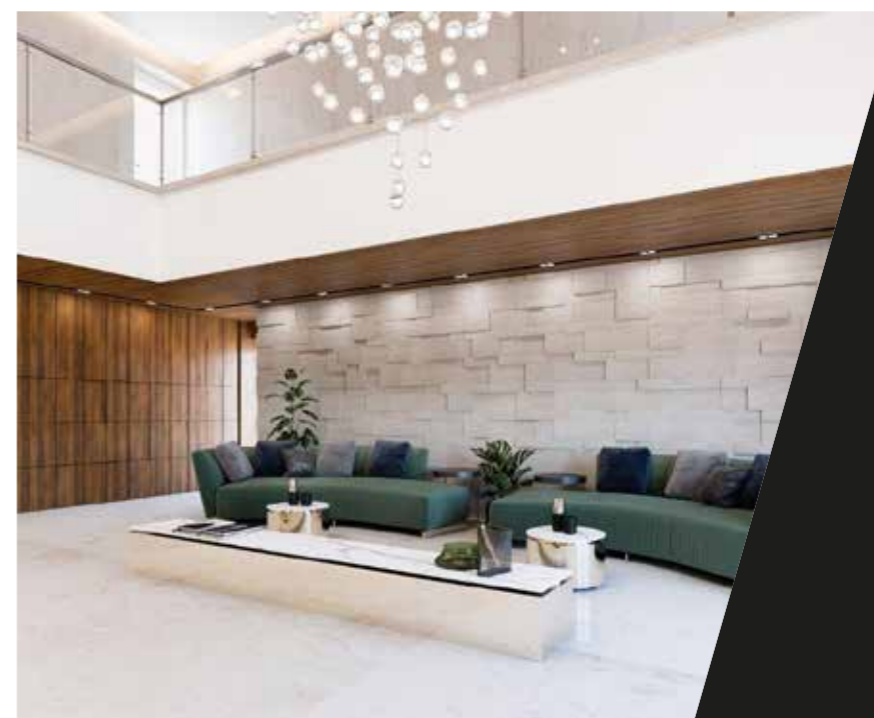
With its façade of futuristic waves, reminiscent of Limassol's shores, the 10-floor Limassol Corniche features spacious, modern residences and one office, including Ground Floor / Mezzanine Floor and First Floor, of total Internal Covered Area 1305m² and Verandas 171m².

Epitome of contemporary architecture

With a modern outline that mimics the ebbs and flows of the tide, the building is the epitome of contemporary architecture.



1st Floor Internal Office Space

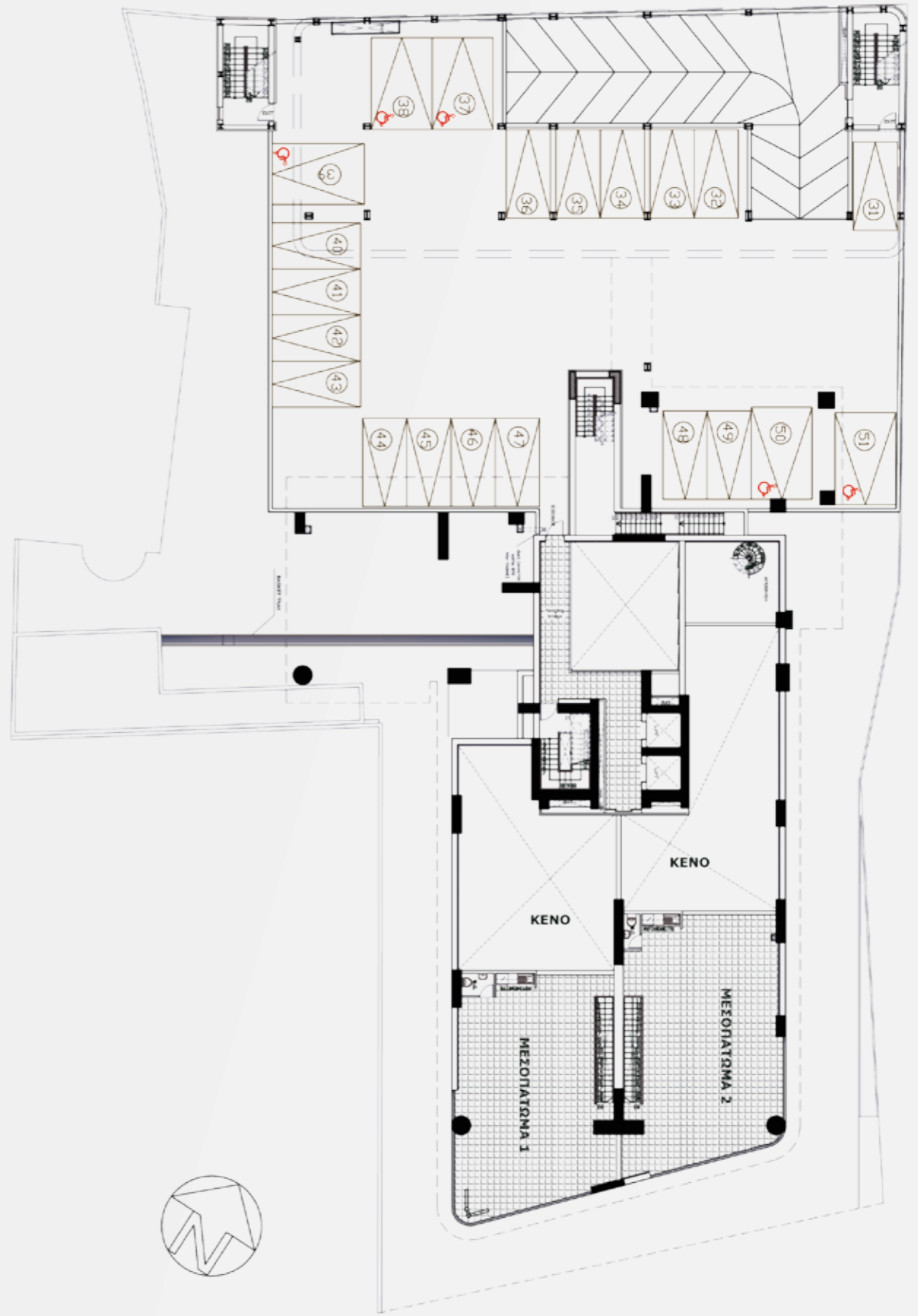


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OFFICE GROUND FLOOR PLAN

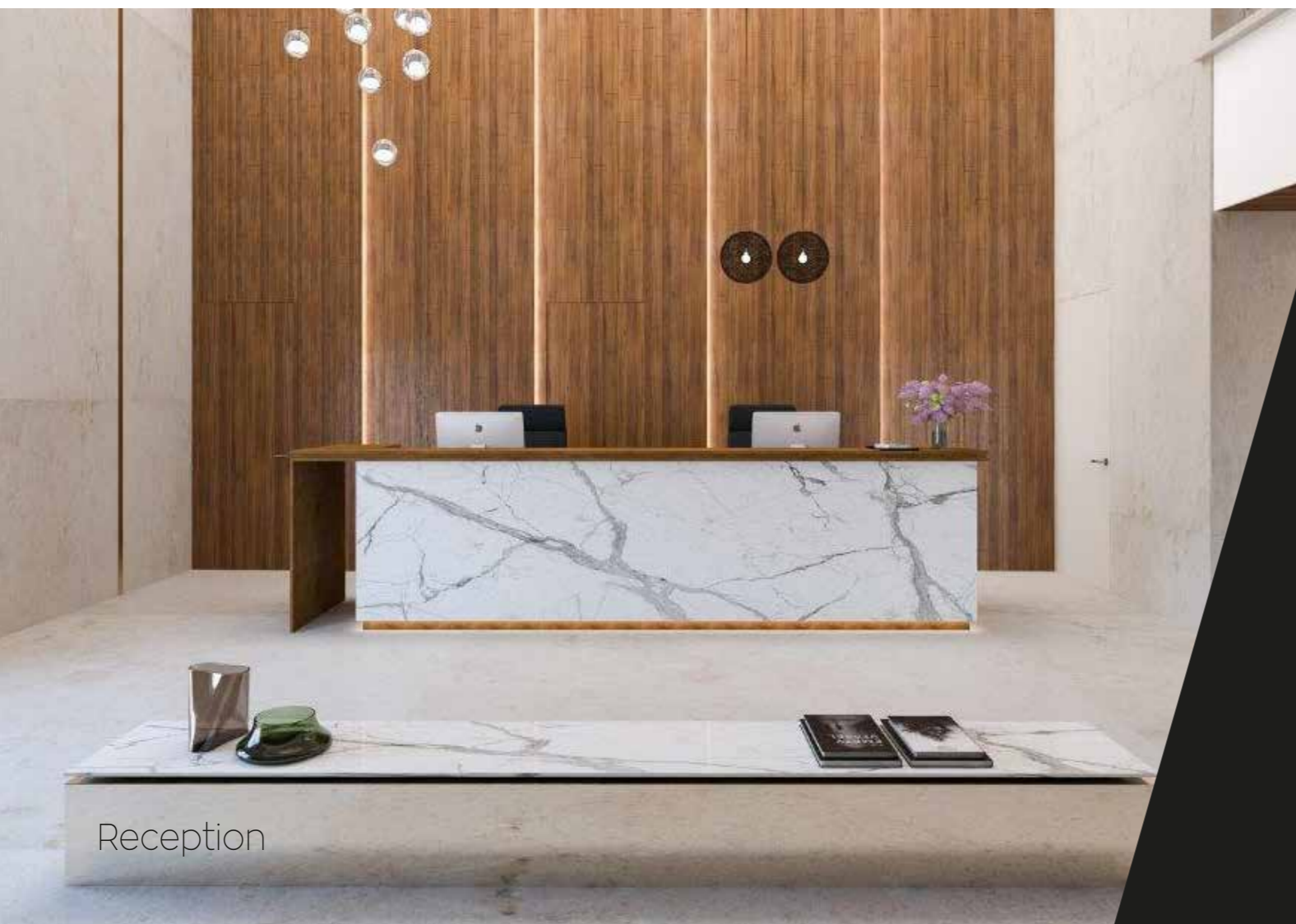


OFFICE MEZZANINE FLOOR PLAN





Lobby



Reception

OFFICE GROUND FLOOR SPECIFICATIONS

1. GENERAL CONSTRUCTION

Structure

Reinforced concrete structure, in accordance with the regulations of the relevant authorities, and according to the latest structural concrete design codes (Eurocode EC2 for concrete, Eurocode EC8 for seismic regulations and EC3 for structural steel).

High yield steel will be used for reinforcement bars. Concrete will be of grade C35/C45 except where non-reinforced concrete is used where it will be C20 N/mm².

Raft foundation with combination of bored piles, concrete contains waterproof admixture.

External walls

External walls built with thermal clay brickwork, finished with 3 coats of plaster and 2 coats of paint or cladding with marble/ceramic special tiles and partially with alucobond cladding will be installed according to Architectural plans.

Window sills will be marble 2cm thick.

All external boundary wall will be constructed of concrete and painted.

Internal walls

Partition walls, where applicable as per architectural drawings, will be either bricks with plaster, or constructed from galvanised metal studs and gypsum plaster boards and acoustic insulation with 80kg/M² of rock wool installed in steel frame gap. Otherwise, open plan.

Thermal insulation

Thermal insulation is in accordance to the current requirements of the relevant authorities regarding energy savings in buildings.

Roof insulation will be 8cm thick Styrofoam fixed on concrete slab. Wall insulation, includes Styrofoam "GR" type 5cm thick fixed on external sides of concrete frame. Thermal bricks 300mm. Double glazing.

Waterproofing

Damp-proof course coating of all foundation perimeter and foundations, roof slabs and balconies, all as per architectural drawings and terms.

Drainage

PVC piping will be used for the waste and sewage drainage system, sizing from 2" diameter to 4" diameter. Connecting PVC piping between manholes and the public central sewage system. Rain water down pipes from balconies, verandas and horizontal roof slabs. PVC supply lines for hot and cold water.

Roofs & Ceilings

Internal concrete ceiling with gypsum plasterboard false ceilings (as applicable), finished with "Spatula" coating and emulsion paint.

Balustrades

External balcony balustrades will be laminated glass on aluminum as per architects' design.

2. DOORS & WINDOWS

Entrance door

Opening door 10mm frameless tempered glass.

Internal doors

Imported internal doors with laminate finish and fitted with brushed chrome fittings, rubber seals for silent closing.

CHANGES TO THE SPECIFICATIONS & DRAWINGS

The Purchaser may request changes to the specifications or drawings, the cost of which is negotiable. However, the Vendors reserve the right to refuse any changes, which are considered to be unsafe and/or outside good building practice or altering the architectural design and/or the character of the project. In cases where delays in the delivery of materials, resulting from customer's special orders or from the manufacturer inability to deliver occur, then ultimately these delays will push the hand over date forward.

Aluminium doors & windows

Aluminum framed doors and window profiles Muskita or Similar (MU 114 for sliding and MU 2075 + MU 2000 for other)

Sliding window design to be for 2 or more panels, according to architect's design

Laminated glass for showcase shop

Opening external doors for secondary entrances to be with aluminium frame and double glazing panelling according to design.

3. FLOOR FINISHES

Internal and external floors in ceramic tiles a/a €30/m²

4. WASHROOMS

Vanity units with laminated frame and front doors finish with wall-mounted mirrors

Vanity worktop, with synthetic granite or marble top @ €150/rm

High quality white sanitary ware and chrome-plated mixers and accessories to the value of €1,000

Wall tiles up to lintel level @ €30/ m²

5. KITCHENETTE

60X210 cm Kitchenette bench with sink and water supply at mezzanine level

6. TECHNICAL FEATURES

Electrical installations

Electrical installation according to the 16th edition of the EAC (Electricity Authority of Cyprus) based on the Electrical British Standards and Regulations and in accordance with the EAC regulations. Includes:

Main electricity supply three phase 3x10A

Electrical distribution board

Supply to electrical, plumbing and mechanical equipment according to regulations, including the necessary control switches, protection switches, circuit breakers, as applicable

Number of sockets, lights and telephone points as per drawings. Electrical fittings in white colour, 'Legrand' or similar.

Light fittings which include for internal wall and ceiling lights and lamps mounted on PVC fittings and external ceiling and wall light fittings. Number of light and power points may vary, according to the size/shape of each room and lighting design.

Plumbing installation

Central water tank

Pressurised cold and hot water from storage water tank

All distribution pipes will be pipe-in-pipe system "pex A or C".

Mechanical ventilation

Extractor fans for blind washrooms, of 100m³/hour, where applicable.

Firefighting

Wet riser sprinklers system.

Air Conditioning

VRV / VRF indoor units for cooling and heating with HRU (heat recovery units)

7. COMMON AREAS FACILITIES

Allocation of 11 parking spaces for Ground Floor Office



Sea View



1st Floor Internal Office Space

FIRST FLOOR PLAN



OFFICE SPECIFICATIONS - OPEN PLAN

1. GENERAL CONSTRUCTION

Structure

Reinforced concrete structure, in accordance with the regulations of the relevant authorities, and according to the latest structural concrete design codes (Eurocode EC2 for concrete, Eurocode EC8 for seismic regulations and EC3 for structural steel).

High yield steel will be used for reinforcement bars. Concrete will be of grade C35/C45 except where non-reinforced concrete is used where it will be C20 N/mm².

Raft foundation with combination of bored piles, concrete contains waterproof admixture.

External walls

External walls built with thermal clay brickwork, finished with 3 coats of plaster and 2 coats of paint or cladding with marble/ceramic special tiles and partially with alucobond cladding will be installed according to Architectural plans.

Window sills will be marble 2cm thick.

All external boundary wall will be constructed of concrete and painted.

Internal walls

Partition walls, where applicable as per architectural drawings, will be either bricks with plaster, or constructed from galvanised metal studs and gypsum plaster boards and acoustic insulation with 80kg/M2 of rock wool installed in steel frame gap. Otherwise, open plan.

Thermal insulation

Thermal insulation is in accordance to the current requirements of the relevant authorities regarding energy savings in buildings.

Roof insulation will be 8cm thick Styrofoam fixed on concrete slab. Wall insulation, includes Styrofoam "GR" type 5cm thick fixed on external sides of concrete frame. Thermal bricks 300mm. Double glazing.

Waterproofing

Damp-proof course coating of all foundation perimeter and foundations, roof slabs and balconies, all as per architectural drawings and terms.

Drainage

PVC piping will be used for the waste and sewage drainage system, sizing from 2" diameter to 4" diameter. Connecting PVC piping between manholes and the public central sewage system. Rain water down pipes from balconies, verandas and horizontal roof slabs. PVC supply lines for hot and cold water.

Roofs & Ceilings

Internal concrete ceiling with gypsum plasterboard false ceilings (as applicable), finished with "Spatula" coating and emulsion paint.

Alternatively, false ceilings with acoustic ceiling tiles on metallic frame.

Balustrades

External balcony balustrades will be laminated glass on aluminum as per architects' design.

2. DOORS & WINDOWS

Doors

Main entrance with hardwood frame and solid wood leaf and security lock.

Internal doors with laminate finish and fitted with brushed chrome fittings, rubber seals for silent closing.

CHANGES TO THE SPECIFICATIONS & DRAWINGS

The Purchaser may request changes to the specifications or drawings, the cost of which is negotiable. However, the Vendors reserve the right to refuse any changes, which are considered to be unsafe and/or outside good building practice or altering the architectural design and/or the character of the project. In cases where delays in the delivery of materials, resulting from customer's special orders or from the manufacturer inability to deliver occur, then ultimately these delays will push the hand over date forward.

Aluminum patio doors & windows

Aluminum framed doors and window profiles Muskita (MU 3000 for sliding and MU 2075 for other) or similar. Double glazing fitted throughout (6mm iplus Light pos2-14mm Argon 90%- 5mm Planibel Clearlite) or similar. External doors for secondary entrances to be with aluminum frame and double-glazing paneling according to design.

3. FLOOR FINISHES

Open Plan raised floor with laminated floor tiles 60X60 a/a €50/ m². Internal spaces will be open plan as per architectural drawings. Kitchens, washrooms and verandas in ceramic tiles a/a €30/ m².

4. WASHROOMS

Vanity units with laminated frame and front doors finish with wall-mounted mirrors.

Vanity worktop, with synthetic granite or marble top @ €150/rm.

High quality white sanitary ware and chrome-plated mixers and accessories to the value of €3,000.

Wall tiles up to lintel level @ €30/ m².

5. TECHNICAL FEATURES

Electrical installations

Electrical installation according to the 16th edition of the EAC (Electricity Authority of Cyprus) based on the Electrical British Standards and Regulations and in accordance with the EAC regulations. Includes:

Main electricity supply, three phase 3x63A

Electrical distribution board

Supply to electrical, plumbing and mechanical equipment according to regulations, including the necessary control switches, protection switches, circuit breakers, as applicable.

Number of sockets, lights and telephone points as per drawings.

Electrical fittings in white colour, 'Legrand' or similar.

Door bell

Color video phone

Light fittings which include for internal wall and ceiling lights and lamps mounted on PVC fittings and external ceiling and wall light fittings.

Number of light and power points may vary, according to the size/ shape of each room and lighting design.

Basic lighting automation.

Plumbing installation

Central water tank

Pressurised cold and hot water from storage water tank

All distribution pipes will be pipe-in-pipe system "pex A or C".

Mechanical ventilation

Extractor fans for blind washrooms, of 100m³/hour, where applicable.

Firefighting

Wet riser sprinklers system.

Air Conditioning

Ceiling VRV / VRF indoor units for cooling and heating with HRU (heat recovery units).

6. COMMON AREAS FACILITIES

Communal swimming Pool, Gym with changing facilities and a Refreshments Lounge.

Allocation of 12 parking spaces for first floor.



1st Floor Internal Office Space

Luxury Living

Limassol Corniche is right on the Limassol seafront promenade, 'Molos,' as it's commonly referred to by the locals, which offers palm-fringed walkways against a backdrop of a sandy beaches, whilst the lively streets flanking the seaside trail offer a range of options, from cafes, restaurants, vibrant nightlife, a range of high-end stores and business centers.

A stone's throw away from Limassol city center, residents can gaze out at the seemingly endless blue and breathe in the salty air, and yet feel comfort in the fact that they are right in the middle of the action.



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Indoor Swimming Pool & Gym



Gym

Wealth of amenities

Employees can enjoy a wealth of amenities synonymous with eponymous with luxury living. Relax and unwind at the swimming pool or work out at the state-of-the-art gym, all the while knowing that anything you need is right at your fingertips with 24-hour concierge service on hand. Controlled access adds an extra layer of security to the premises, ensuring residents' peace of mind.

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Indoor Swimming Pool & Gym



The proposal includes for the

One ground floor office and its respective mezzanine including washrooms and kitchenets. The mezzanine are located at the front of the building affording views of the sea and natural lighting. The office may be used separately, each with its own stairs to mezzanine or unified into a single space. The ground and mezzanine offices are jointly allocated with 11 parking spaces.

First floor office layout its mostly open plan, lends itself to a variety of sitting / functional requirements and most areas have uninterrupted views of the sea, while all areas have an abundance of natural lighting. The office is allocated with 12 parking spaces.

The users of the office may have access to the common facilities of the separate building which include an internal swimming pool, a well equipped gym with changing facilities and a refreshments lounge.