

# 91 GLADSTONES





# LIMASSOL









# THE PROJECT



91 Gladstones brings a beautiful contemporary design to Limassol's old town with another iconic development by Domo Properties.

Our award-winning architects and designers have thoughtfully created a spacious building with five floors and a rooftop. This property is delivered with a top standard finishing, offering the best use of common spaces and stunning individual offices for a productive and efficient work environment.

91 Gladstones is located on Gladstonos Avenue, an address that's desirable by anyone. It is right in the heart of Limassol town surrounded by retail shops, cafeterias, restaurants, law firms, banks etc.

















# MAIN ADVANTAGES

- Located in the heart of Limassol
- Easy reach to all necessary infrastructure
- Shell & Core Offices
- Fully-finished offices
- Raised floors
- High-Ceiling
- Advanced technology provisions
- Impressive exterior
- Cooling and heating with VRV systems
- Common facilities include a reception area and roof garden











# INTERIOR SPECIFICATIONS

Our interior designers' preciseness and creativity provide a modern and spacious quality to the space with immaculately detailed interiors finished to an exacting standard.

- Fully completed finishings
- High ceilings
- Provisions for central VRV conditioning
- Ceramic tiles floor & walls in bathrooms
- Concrete rendering
- Security and fireproof entrance door with intercom system
- Thermal aluminum window frames
- Sustainable facet with climbing plants

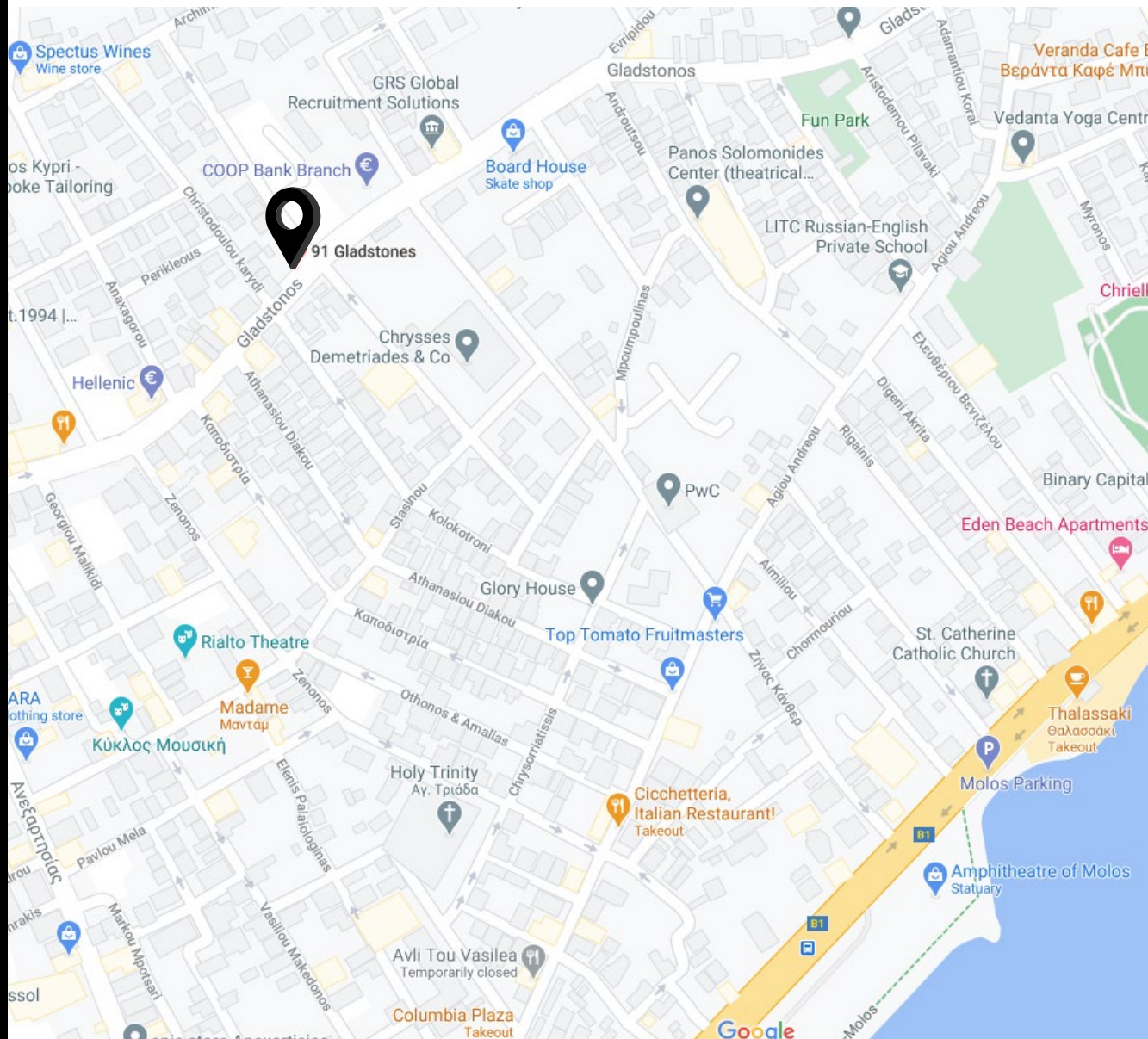
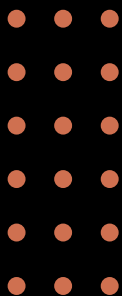


# LOCATION

91 Gladstones is situated right in the heart of Limassol's historic centre, located on Gladstonos Avenue one of the mains and biggest commercial street in Limassol with direct access to restaurants, vibrant cafes, retail shops, commercial centres, banks etc.

Its prime location is specifically within a walking distance from:

- Hellenic Bank HQ
- Limassol Courthouse
- Big Law firms
- The beach and old town







# FLOOR PLANS

## SECTION & AREA

- Covered internal - 756 sq.
- Covered external - 211 sq.
- Uncovered external - 22sq.



## FLOOR GROUND

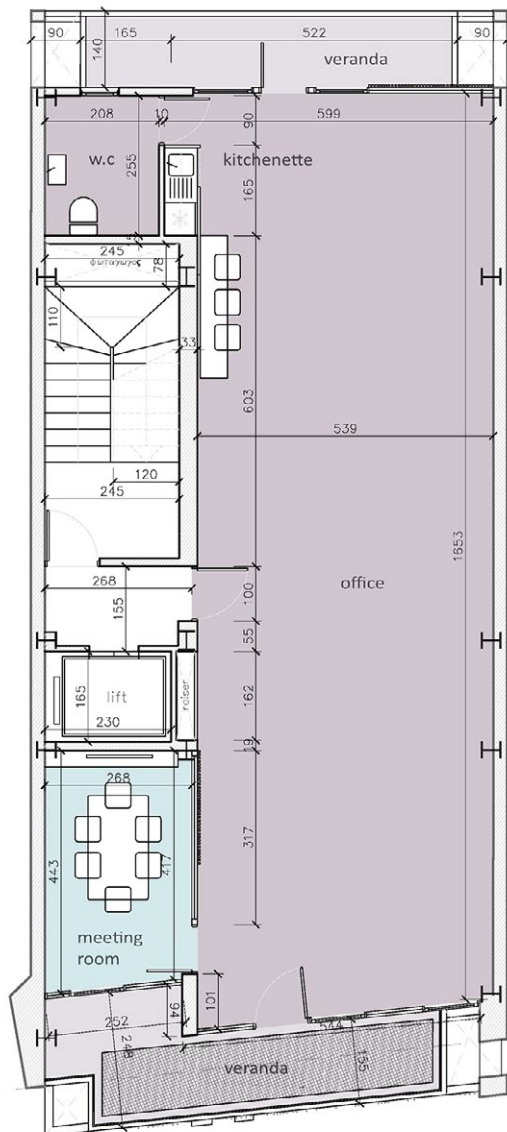
- Covered internal - 41sq.
- Covered external - 123sq.
- Uncovered external - 22sq.





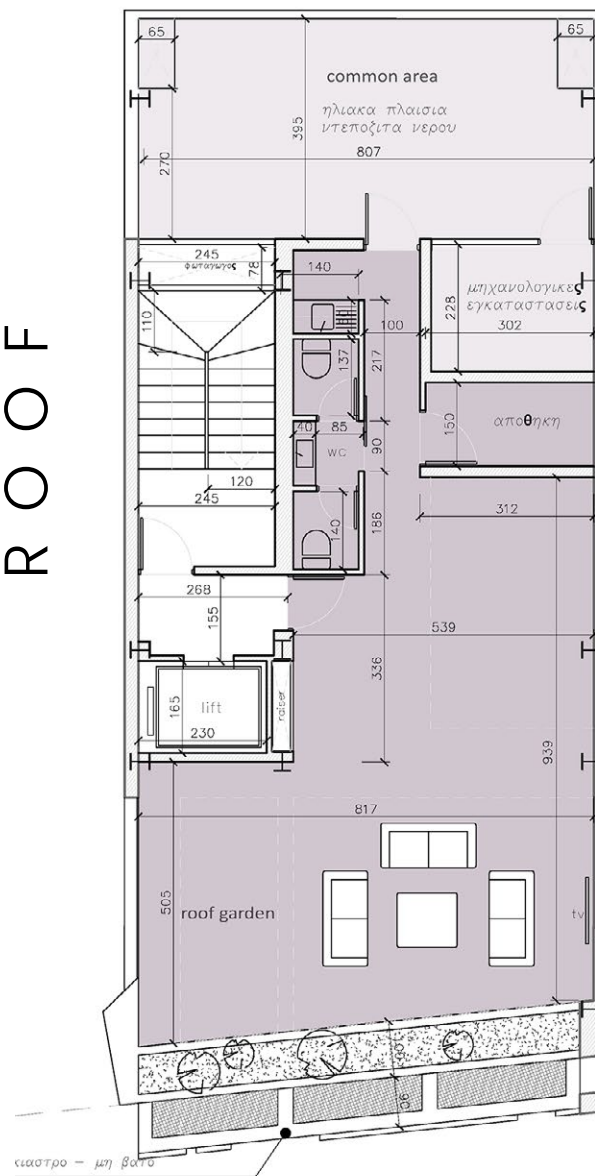
# 1ST - 5TH FLOOR

- Covered internal - 152 sq.
- Covered external - 21 sq.



# ROOF

- Covered internal - 112 sq.
- Covered external - 7 sq.





# TECHNICAL SPECS

## FOUNDATION & STRUCTURE

The building is designed to comply fully with the European regulation of the anti-seismic code.

External walls are of 180mm thickness board panel system, filled with two layers of stone-wool for better thermal and acoustic insulation and plaster 3 layers' system to meet the highest quality of wall finishing.

100mm thickness board panel system, filled with stone-wool for thermal and acoustic insulation and plaster 3 layers' system to meet the highest quality of wall finishing.

Water proofing: Two layers of bituminous membrane are covering the roof and the verandas where needed.

## FLOOR COVERINGS

Offices internal spaces: are installed raised floor system with high quality solid wood surface.

Corridors & lobby: are covered in polished high quality marble.  
Bathroom: covered with excellent quality ceramic tiles which can be

chosen from our pre- selected collection.

Kitchenette: High quality Italian ceramic tiles from a pre-selected range of colors.

Verandas: Stainless steel Floor Grating – Heel-Proof on South verandas and frameless glass edge balustrades.

Roof garden: High quality ceramic tiles from a pre-selected range of colors.

## WALL FINISHINGS

Internal walls: 3 layers of plaster and 3 layers of paint.

Kitchen, bathroom and W.C: High quality ceramic tiles.

External wall covered with 1mm sand and elastic silicone coating.

## WOODWORK

Common Area Doors: manufactured according to the European Standards of fire resistance regulations.

Indoors: Frameless Glass doors.

Apartment entrance doors: Glass

doors and manufactured according to the European Standards of fire resistance regulations.

Kitchenette: manufactured in quality polymeric finish. Possibility of selecting from variety of finishes.

## SANITARY AND PLUMBING

All levels will be equipped with high quality sanitary fittings and accessories.

Pipe-in-pipe system is used for the plumbing installation. The building provides solar heaters. Installation of pressure pumps system.

## ELECTRICAL INSTALLATIONS

Structure cabling, security access key rings and video-intercom system at the main entrance of the building.

Automatic lights in the entrance lobby and parking area of the building.

Provision for air-condition VRF system, electric heating units and for telephone line, internet and TV.

## PARKING

Parking Place: 2 parking spaces at ground floor.



# LIMASSOL





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