

AT THE TRIUM





THE
A T R I U M



Masterful design and state-of-the art construction characterises The Atrium office Tower.

This one-of-a-kind commercial building boasts 5 floors and 9 underground parking spaces sheathed in high-performance materials and provisions for a productive and efficient work environment.

The building comes complete with high-ceilings and advanced technology provisions, whether the buyer opts for shell & core or fully furnished units. A one-of-a-kind central atrium with plants enhances the property's natural lighting and ventilation system.

A location to be envied, just across the provincial administration, stones thrown away from Anexartias high street and the beach front. The Atrium redefines what the working environment should be, right in the heart of the old town.



ARTHEUM

main advantages



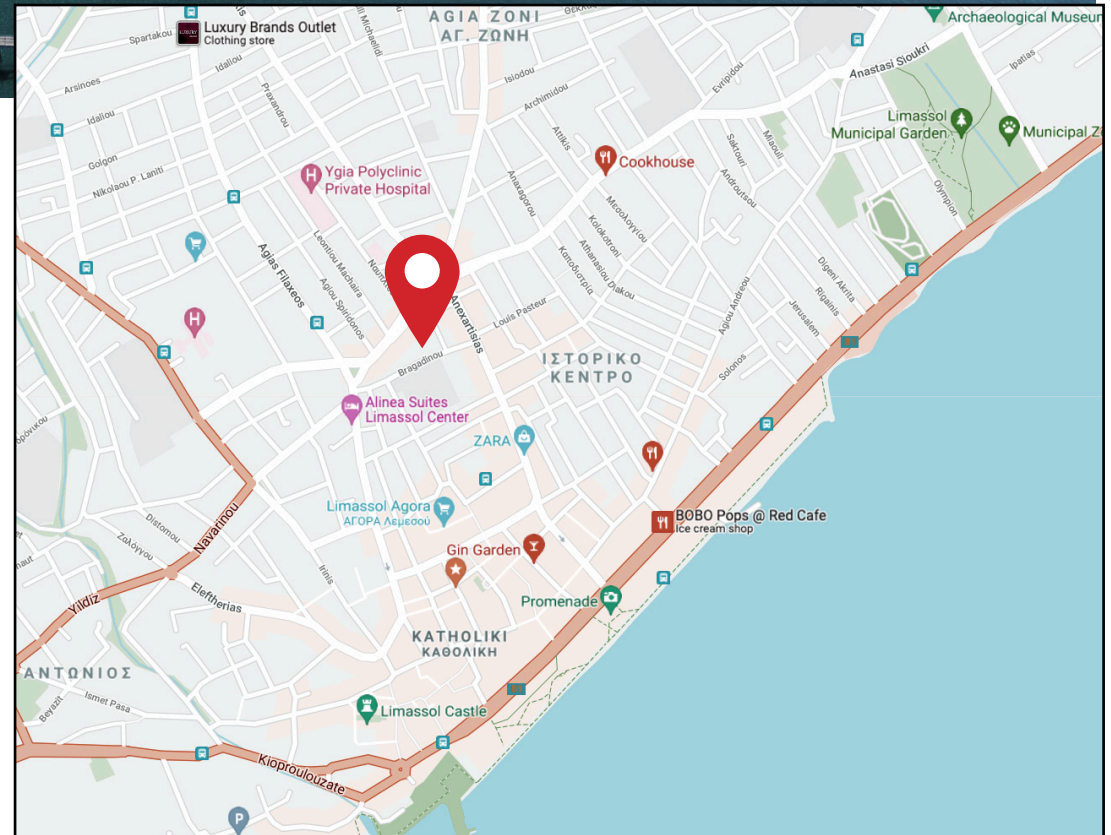
- In the heart of Limassol's business centre
- Shell & Core or fully furnished office spaces
- Raised floor system
- Advanced technology provisions
- Sustainable interior and exterior greenery
- 9 Basement parking spots
- High quality European fittings
- Cooling and heating with VRV system
- Heat recovery system (optional)
- Atrium for enhanced natural lighting and ventilation
- A beautiful roof top for business or pleasure

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location

- Opposite Limassol Municipality
- 50m west of Anexartisias high street
- 100m south of Bank of Cyprus Central Branch
- 200m north of the upcoming Brown Hotel
- 700m from the beautiful beach front
- Neighboring to premium coffee brands and shops





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Interior Specifications

- Fully completed finishings
- Greenery enhanced atmosphere
- Fully furnished (optional)
- High-End Intercom system
- Provisions for central VRV air-conditioning system
- Ceramic tiles floor & walls in bathrooms
- Concrete rendering in main areas
- Security and fireproof entrance doors
- Double glazed thermal aluminium windows
- Enhanced aesthetics and environmental ventilation





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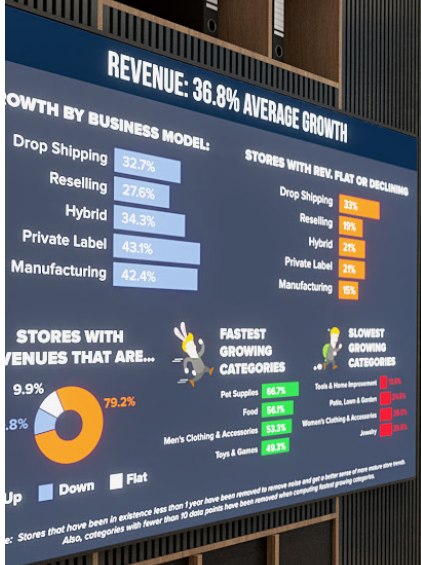
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TECHNICAL SPECS

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

Underground parking area facilitating 9 parking spots.

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