

# FRANTZIS TOWER

A unique building  
at a unique location!



CENTRAL VIEW



## ABOUT PROPERTY

Frantzis Tower is an 8-level building located on the corner (traffic lights) of Omonias and Makarios Avenue in Limassol, Cyprus. It consists of a spacious showroom with mezzanine, 3 luxury office floors, mechanical floor, roof garden (with meeting room) with total covered area of 1351 m<sup>2</sup> and basement parking with 10 parking places.

This modern structured building is the state of Art in modern design which enables the smooth and sophisticated communications that present a must in modern operations.

A high-tech building with latest automation systems, Frantzis Tower is ready to accommodate any kind of professional business that strive high quality of the work environment with highest levels of safety standards. This building enjoys one of the most prime locations in Limassol which is only 2km away from the New Port and strategically connect west and east parts of Limassol.

Also, location is characterized by easy access onto the motorway (2km away) which provide perfect connection to other cities and airports. The instant surroundings present highly commercialized area with offices, shops and showrooms of large commercial organizations like local and international shipping management companies and banks, producing capital appreciation for the properties in the area. In the very close distance you can visit the new Casino, Limassol Marina and Limassol Shopping Mall.

It is also in short distance to government and utility organizations Limassol district offices like Land Registry, Social Insurance, the Limassol Water Board and Limassol Sewage Department.





# LIMASSOL



MOTORWAY

LIMASSOL ZOO

FRANTZIS TOWER



LIMASSOL CASTLE



LIMASSOL MARINA



MY MALL



LIMASSOL PORT



NEW CASINO

OUR LOCATION







OMONIA STREET VIEW





PAFOU STREET VIEW





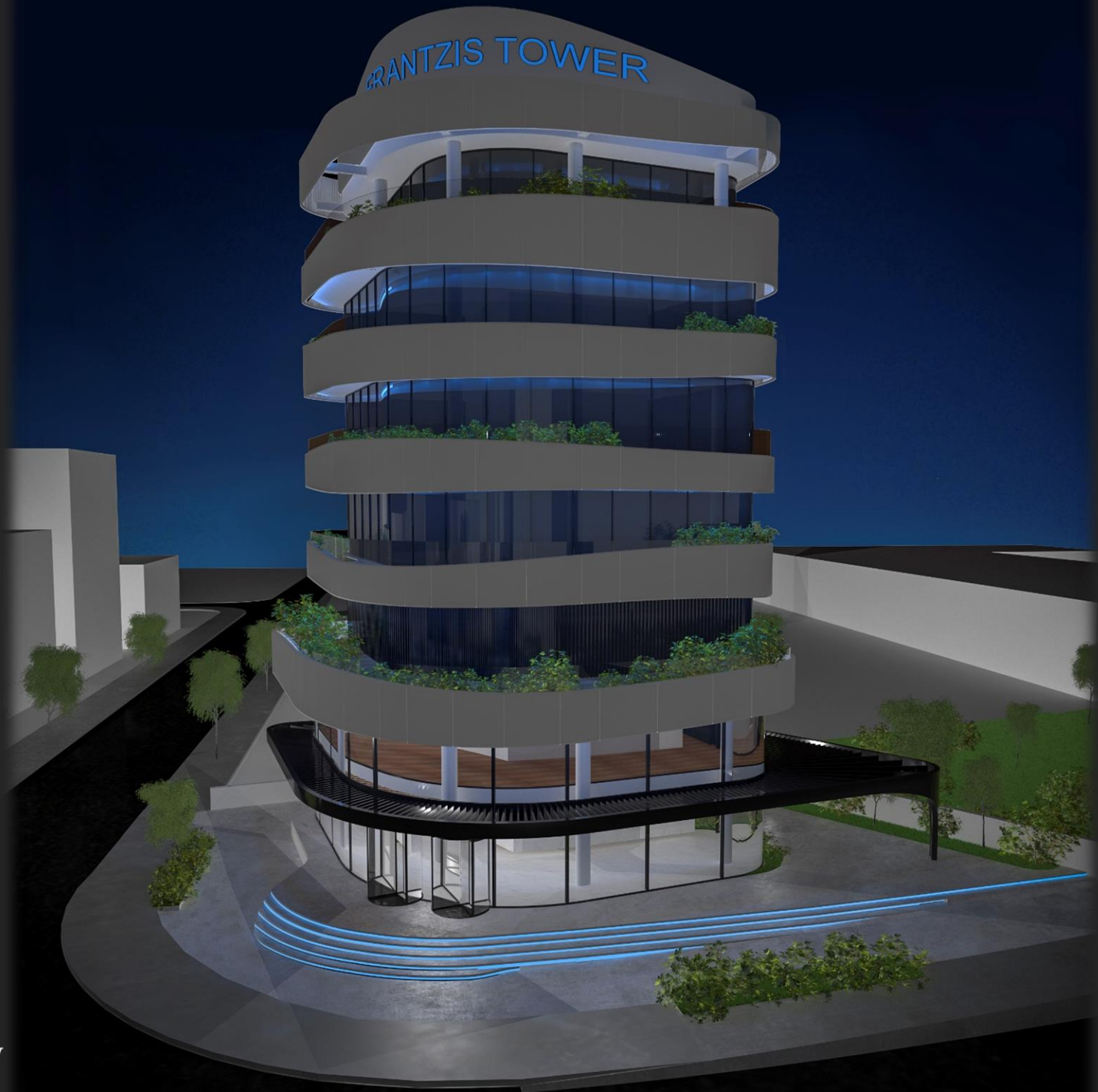
PAFOU STREET VIEW







PERSPECTIVE VIEW



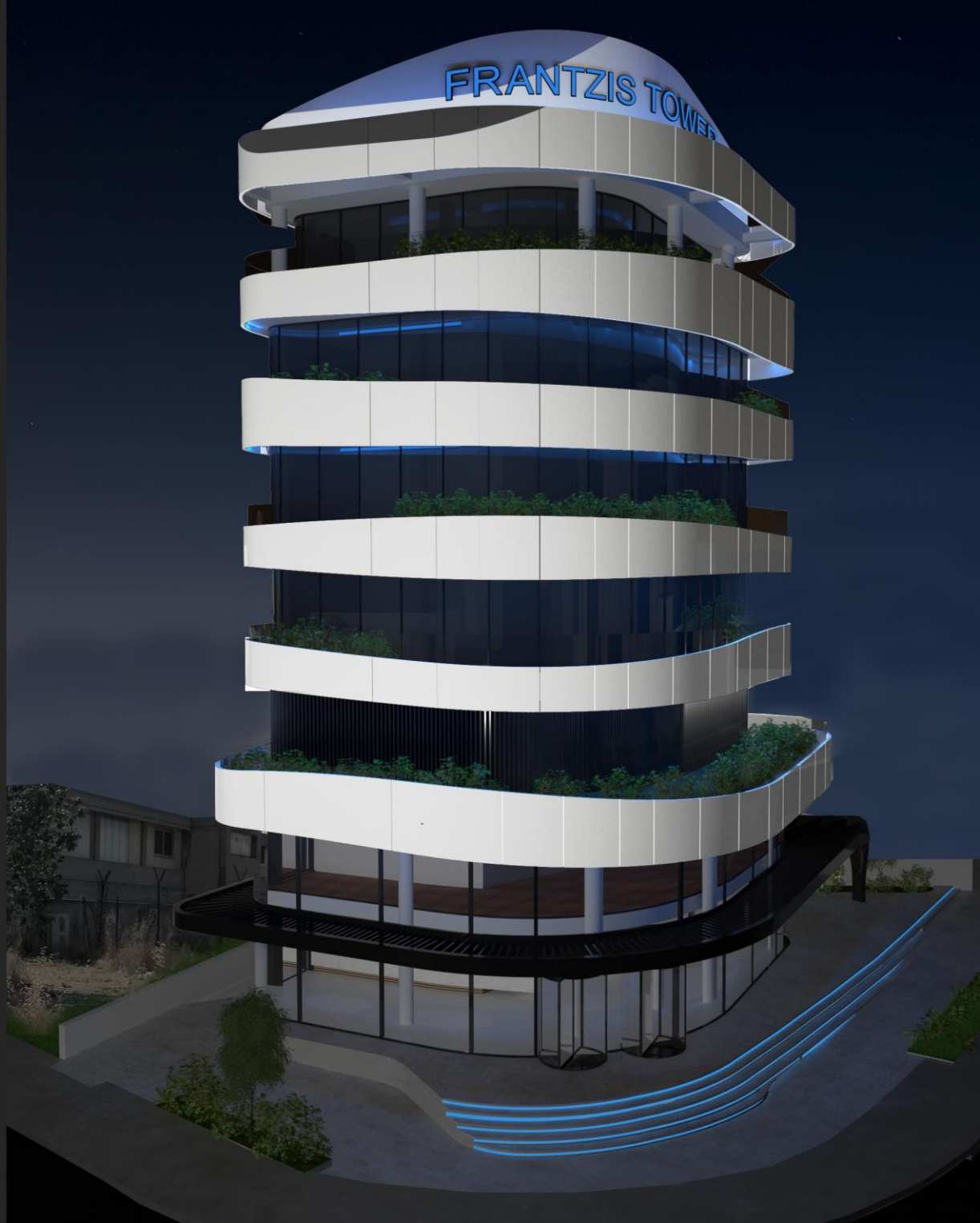
NIGHT OMONIA VIEW





NIGHT OMONIA VIEW





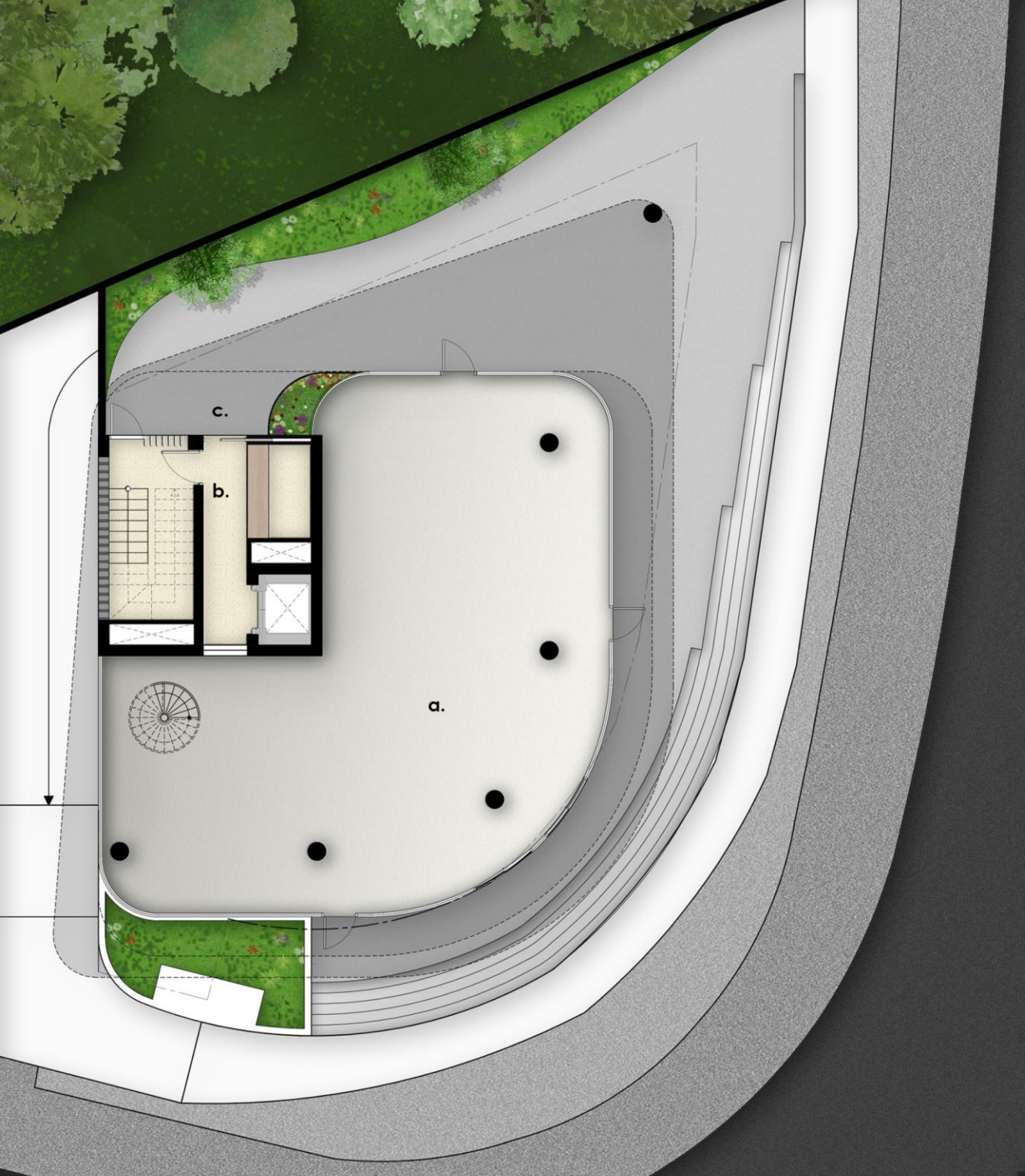




NIGHT PAFOU VIEW







## Ground Floor

Showroom - 181m<sup>2</sup>

Reception - 4 m<sup>2</sup>

Covered Verandas - 41m<sup>2</sup>

Uncovered Verandas - 113 m<sup>2</sup>

Common External Area - 139 m<sup>2</sup>

Total Covered Area - 226 m<sup>2</sup>

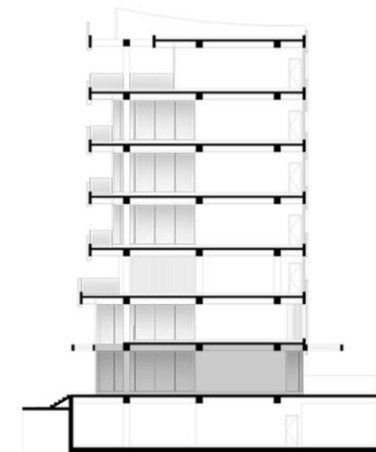
a. Showroom.

b. Reception.

c. Entrance - Exit.

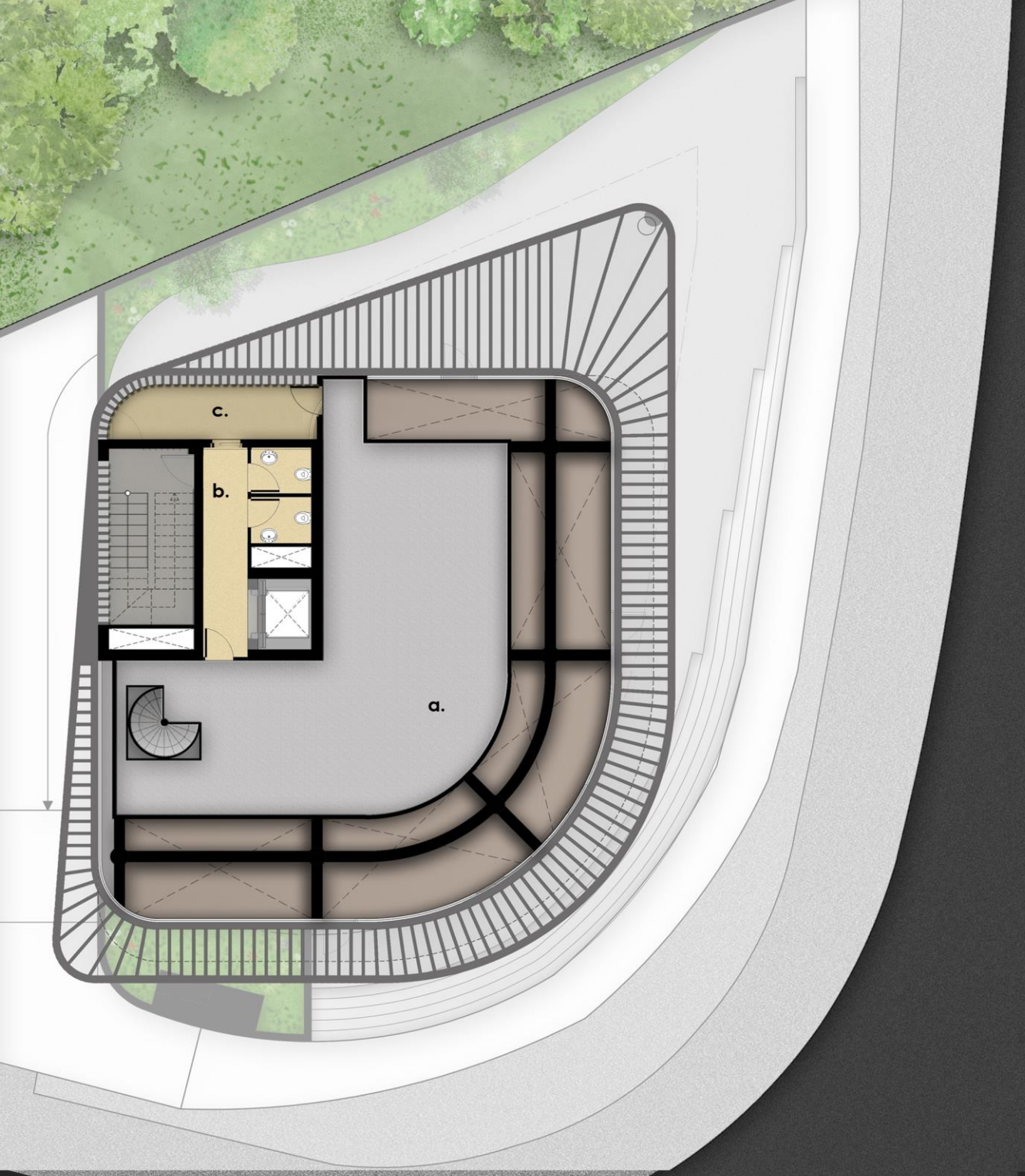
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FLOOR PLANS



FRANTZIS TOWER





## Mezzanine Floor

Showroom/Office- 116 m<sup>2</sup>

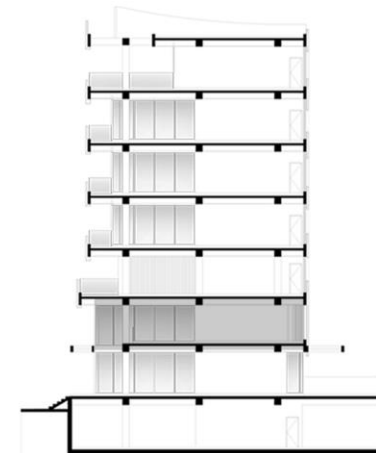
Covered Verandas - 11m<sup>2</sup>

Total Covered Area - 127 m<sup>2</sup>

a. Showroom/Office.

b. Restroom.

c. Covered Veranda.



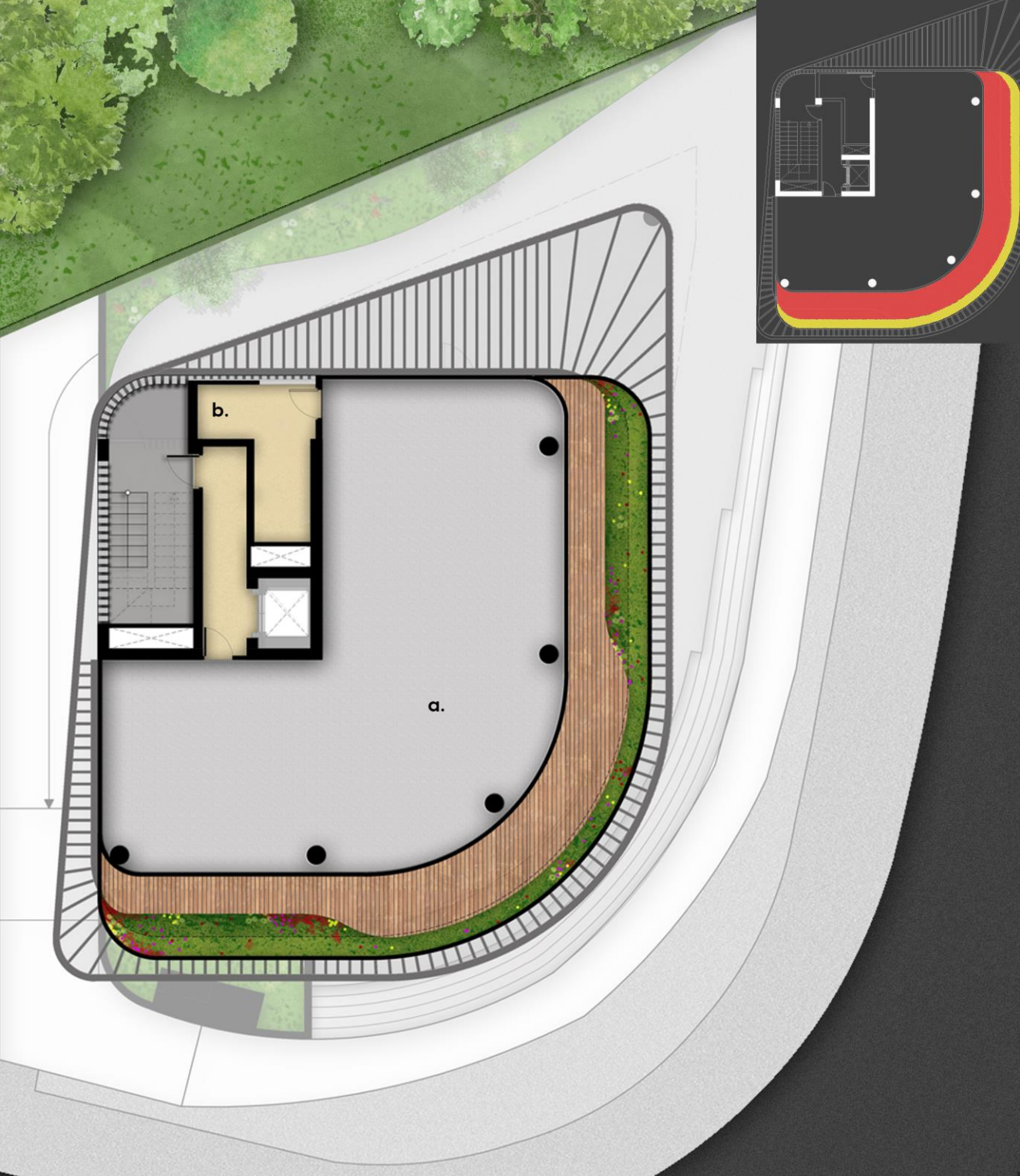
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## Mechanical Floor Allocated Areas

Ground Floor Area- 33 m<sup>2</sup>

Mezzanine Area - 28 m<sup>2</sup>

2<sup>nd</sup> Floor Offices Area - 29 m<sup>2</sup>

3<sup>rd</sup> Floor Offices Area - 29 m<sup>2</sup>

4<sup>th</sup> Floor Offices Area - 29 m<sup>2</sup>

5<sup>th</sup> Floor Offices Area - 13 m<sup>2</sup>

Stairs - 18 m<sup>2</sup>

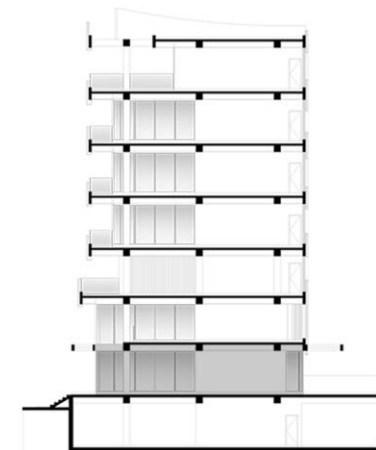
Covered Verandas - 41m<sup>2</sup> ■

Uncovered Verandas - 19 m<sup>2</sup> ■

Total Covered Area - 220 m<sup>2</sup>

a. Mechanical Area.

b. Storage.



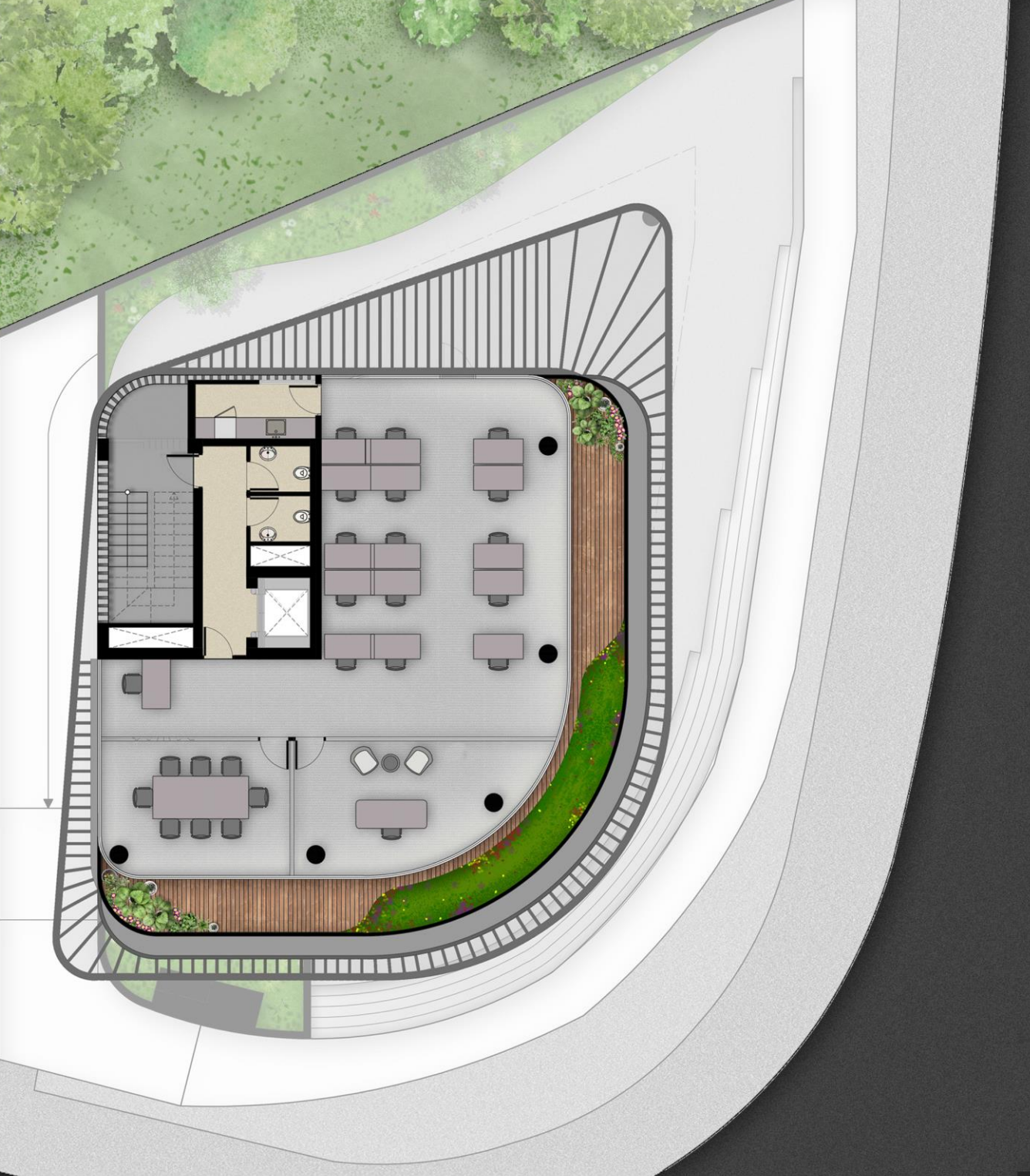
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## Offices Floors 2<sup>nd</sup> , 3<sup>rd</sup> & 4<sup>th</sup>

Offices Area - 180m<sup>2</sup>

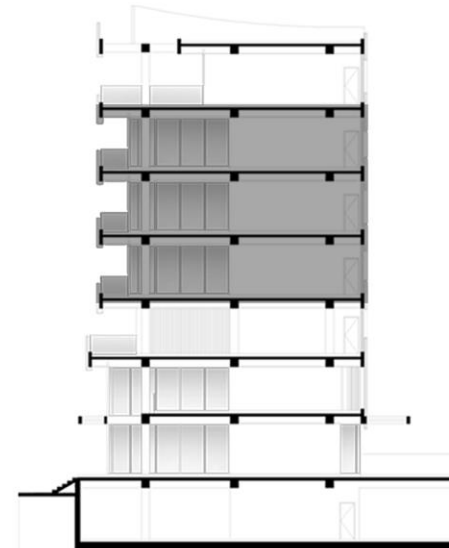
Reception -4 m<sup>2</sup>

Covered Verandas - 41m<sup>2</sup>

Total Covered Area - 225m<sup>2</sup>

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## Roof Garden Floor

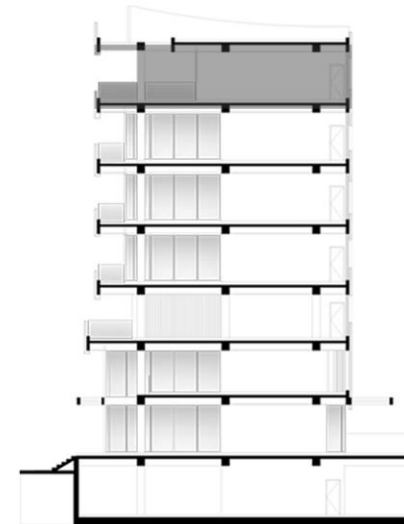
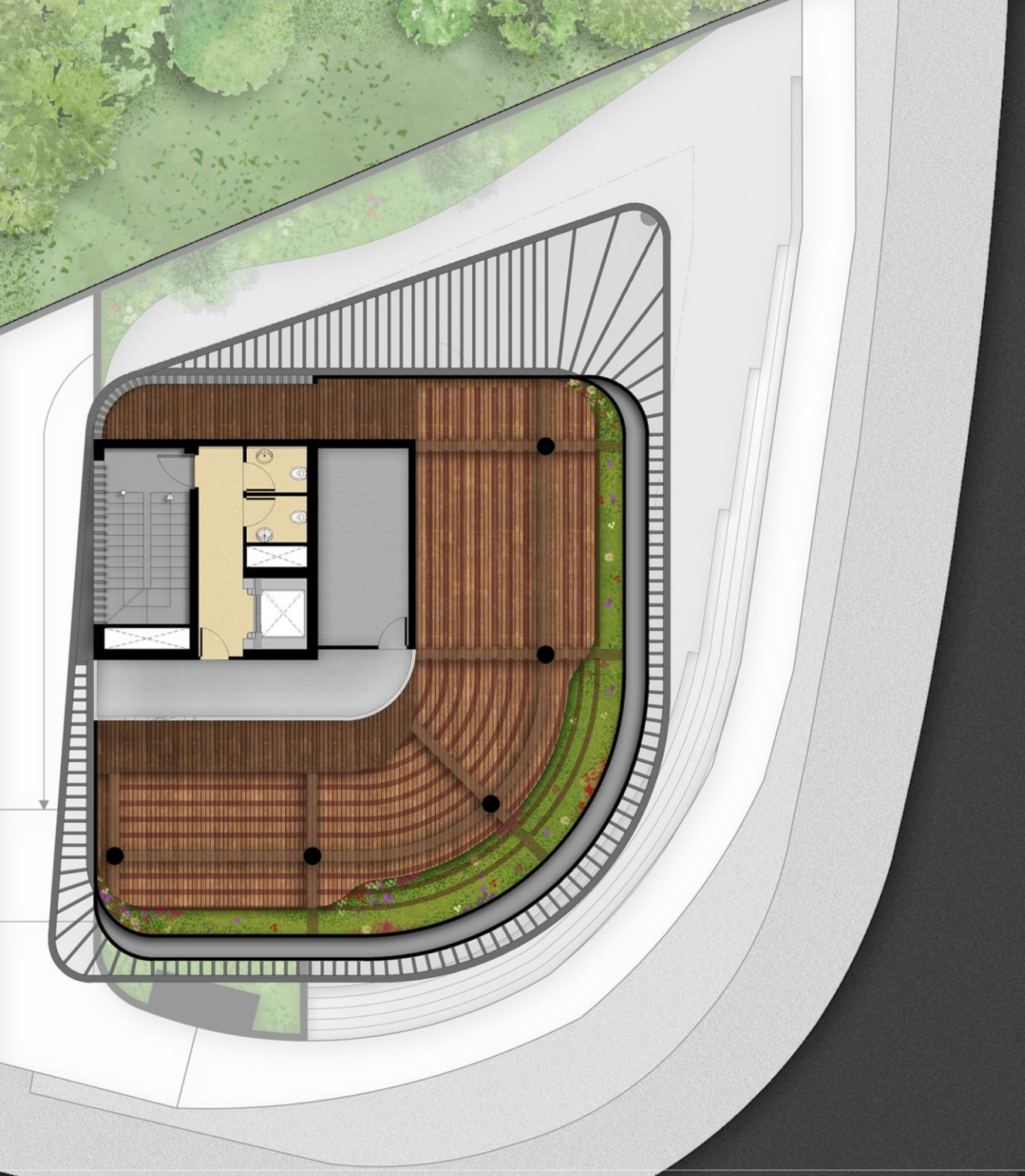
Room Area - 70m<sup>2</sup>

Reception - 4 m<sup>2</sup>

Covered Verandas - 28m<sup>2</sup>

Uncovered Verandas - 122m<sup>2</sup>

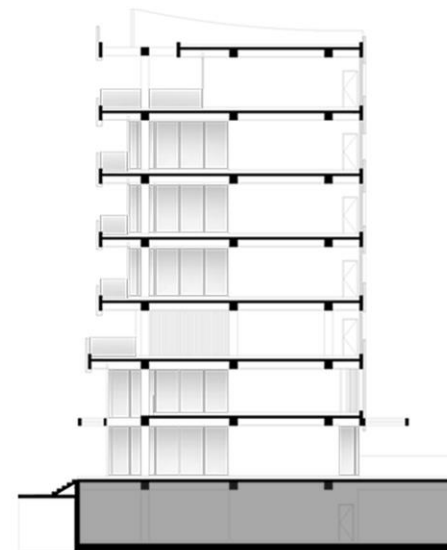
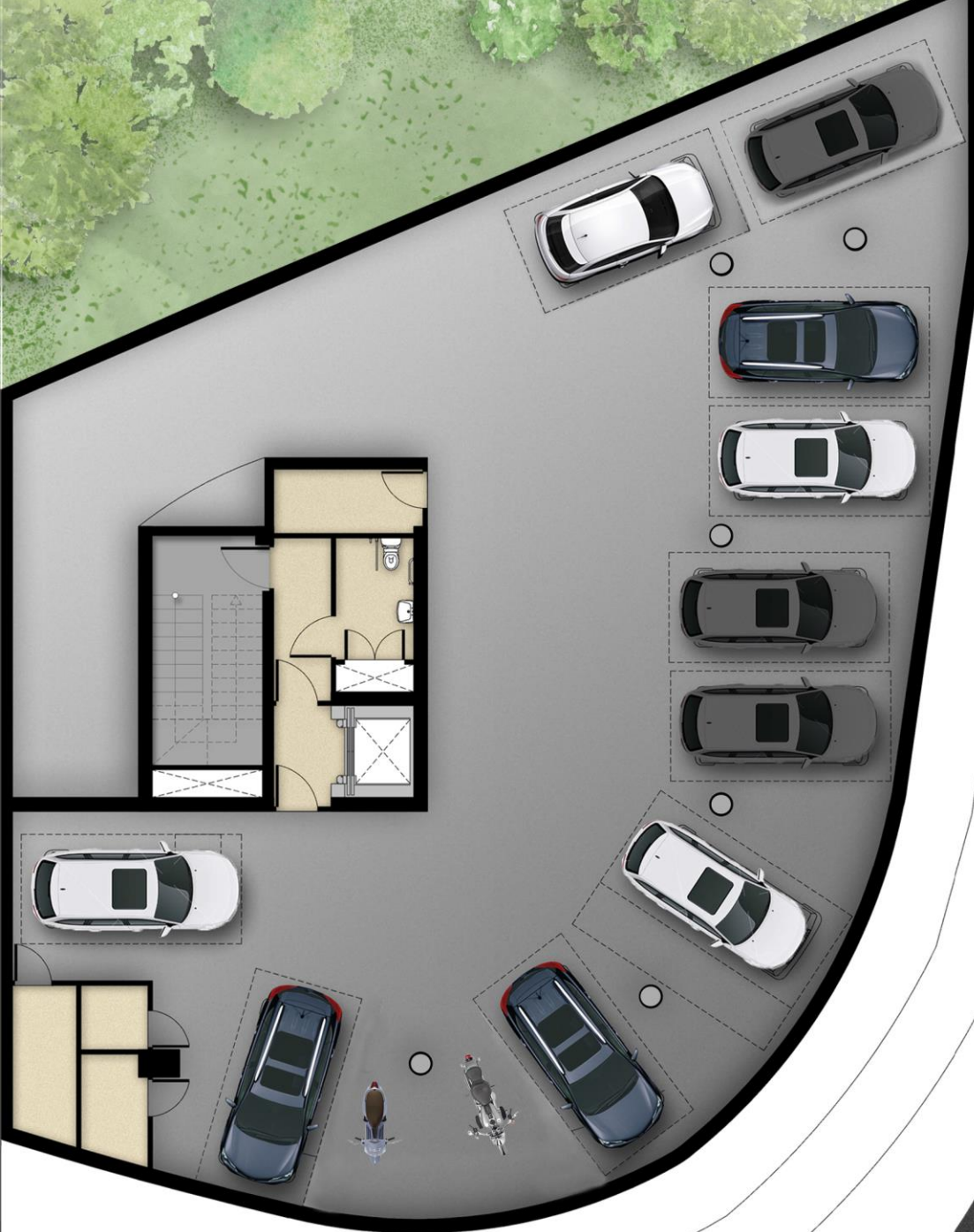
Total Covered Area - 102m<sup>2</sup>



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## Basement Floor Underground Car Park

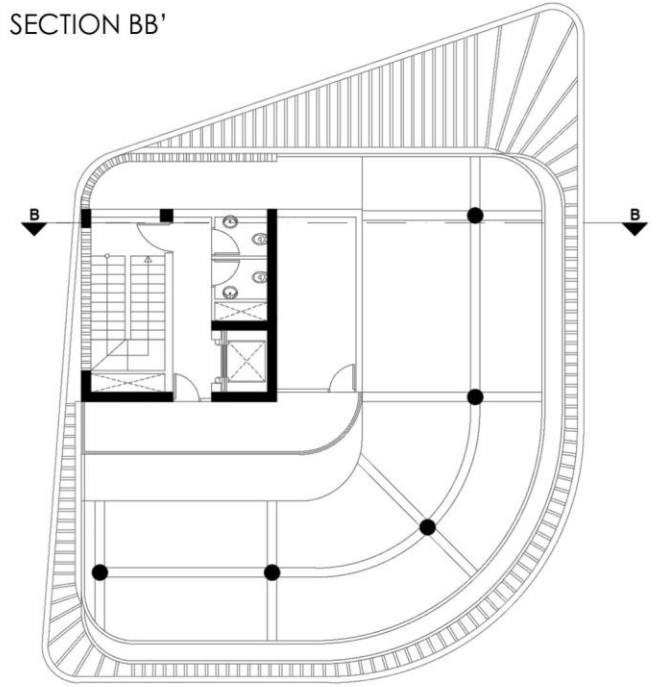
10 Parking Spaces  
Covered Parking Area - 350 m<sup>2</sup>  
Stairs - 20 m<sup>2</sup>  
Common Area - 20 m<sup>2</sup>  
Storage - 7 m<sup>2</sup>  
Total Covered Area - 397m<sup>2</sup>







SECTION BB'



**B**  
**SECTION**



FRANTZIS TOWER



## TECHNICAL SPECIFICATIONS

HIGH TECHNOLOGY BUILDING WITH LATEST AUTOMATION SYSTEMS

### Building Structure

Reinforced concrete core and structural steel outer embracing frame designed in line with European anti-earthquake construction specifications codes.

### Floor Ceilings and Sanitation Spaces

High quality marble for covering stairs and commonly used spaces. Sanitation spaces (like floors and walls) will be covered with high quality tiles. Interior and office spaces will include raised floors. Ceilings covered with acoustic tiles.

### Energy Performance

The building design completes with the local Energy Performance regulations. All external hard faces, roof and wall aluminum cladding are installed as per Energy performance regulations.

### Security Facilities

CCTV monitoring and intruder alarm systems to control entrance areas and basement car parking. Burglar alarm. Access door controls at all entrances of building. Fire alarm detection system.

### Electrical Installations

Led lighting in lobbies, reception and landscaped areas. Common areas voice and data communication structure cabling network with fiber optics.

### Elevator

High performance elevator energy class 'A' rated.

### Mechanical Installations

Ventilation for supplying fresh air. VRF air-conditioning.

### Roof Garden

Roof terrace with green areas.

### Car Parking

Basement car parking spaces with all the necessary installations provided. For security, ventilation and fire safety. Store Rooms Each office is allocated a store room.





*A unique building at a unique location!*

PRESENTED BY



**G. Frantzis  
Developing**



**G. Frantzis  
Group**

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