



# FRANTZIS TOWER

A unique building at a unique location







Unique Locations. Privileged Property Investments.





## 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 1357 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 the 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.











FRANTZIS TOWER











PAFOU STREET VIEW



PAFOU STREET VIEW





PERSPECTIVE VIEW



TRAFFIC LIGHTS VIEW





NIGHT OMONIA VIEW



NIGHT PAFOU VIEW







RECEPTION 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>

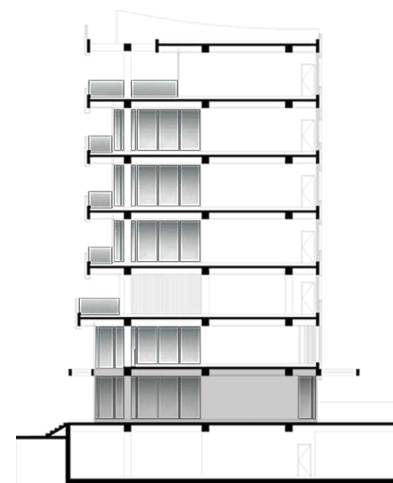
Common External Area - 139 m<sup>2</sup>

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

a. Showroom.

b. Reception.

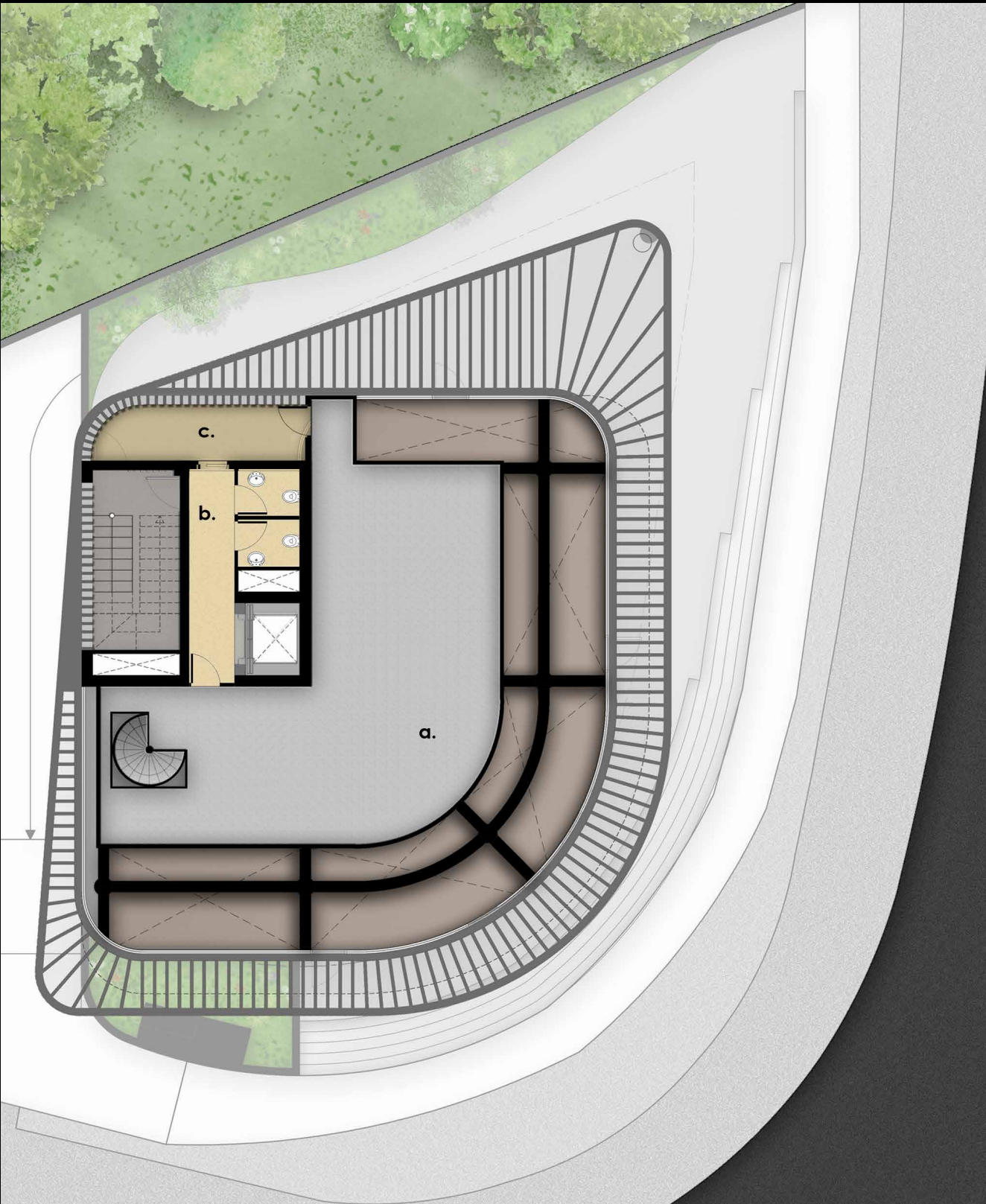
c. Entrance - Exit.



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FRANTZIS TOWER

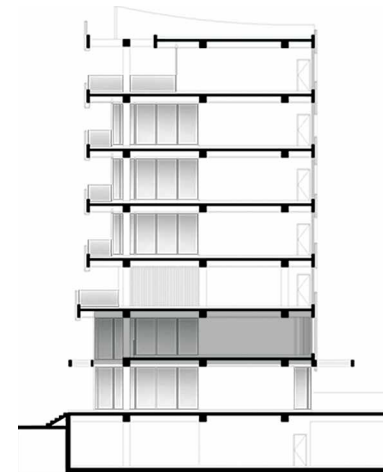


## Mezzanine Floor

Showroom/Office - 116 m<sup>2</sup>  
 Covered Verandas - 11 m<sup>2</sup>  
 Total Covered Area - 127 m<sup>2</sup>

- a. Showroom/Office.
- b. Restroom.
- c. Covered Veranda.

# A F L O O R P L A N S



FRANTZIS TOWER

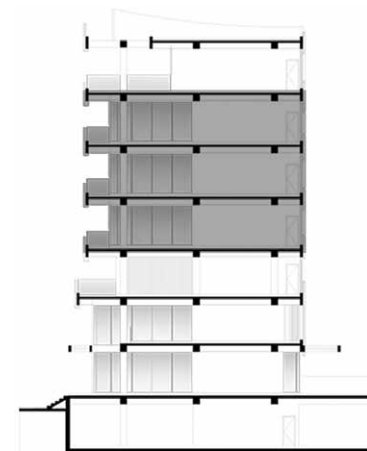


# A F L O O R P L A N S

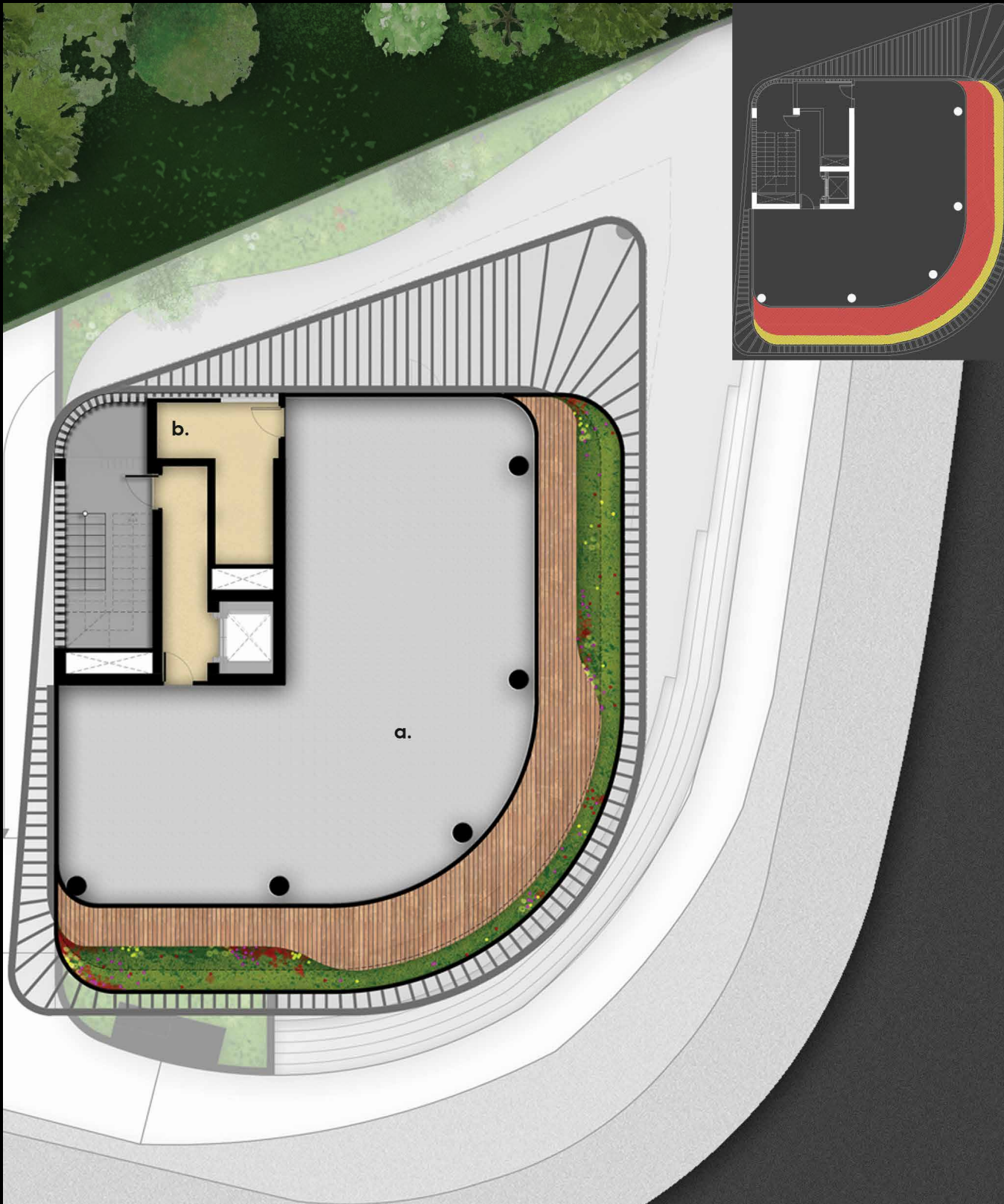
## Mechanical Floor Allocated Areas

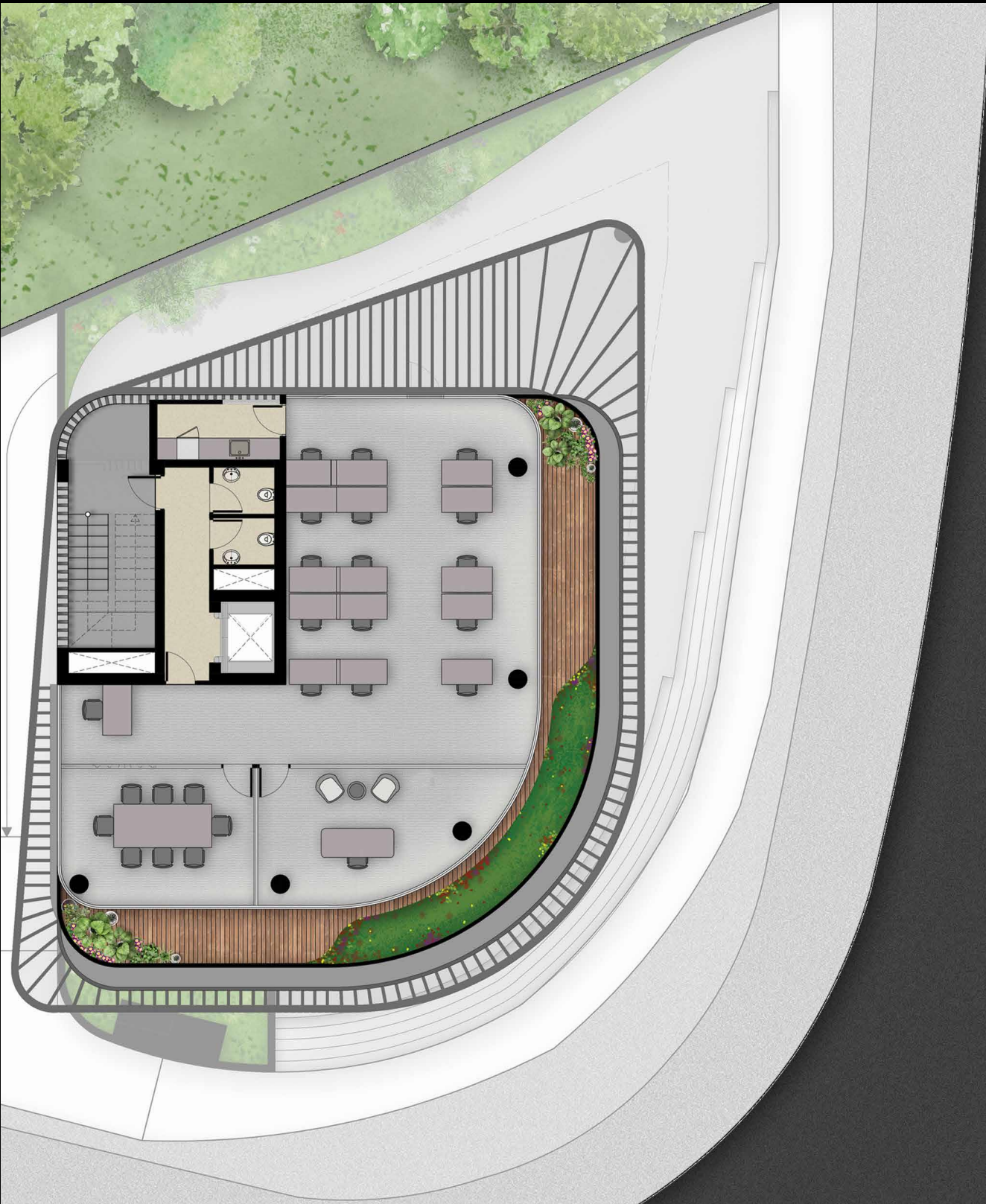
Ground Floor Area - 33 m<sup>2</sup>  
 Mezzanine Area - 28 m<sup>2</sup>  
 4th Floor Offices Area - 29 m<sup>2</sup>  
 5th Floor Offices Area - 29 m<sup>2</sup>  
 6th Floor Offices Area - 29 m<sup>2</sup>  
 7th Floor Offices Area - 13 m<sup>2</sup>  
 Stairs - 18 m<sup>2</sup>  
 Covered Verandas - 41 m<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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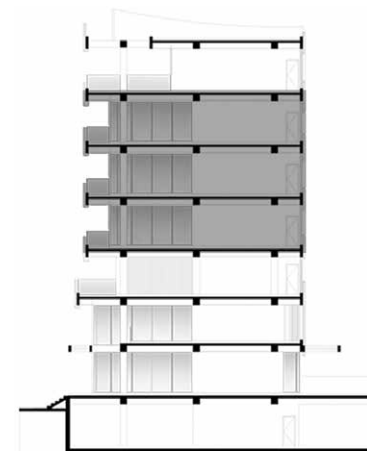
## Offices Floors 4th, 5th & 6th

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

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

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

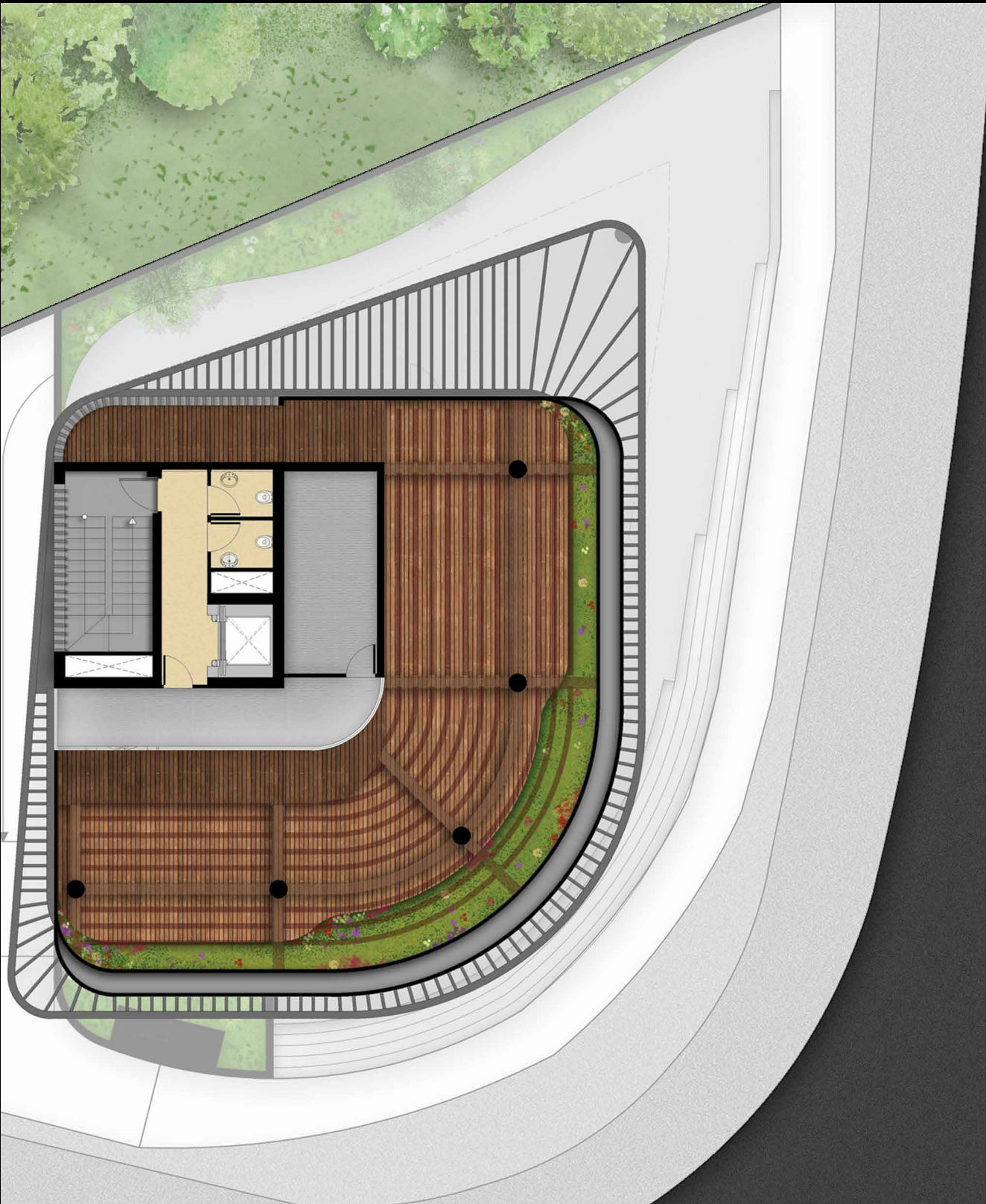
Total Covered Area - 225m<sup>2</sup>



FRANTZIS TOWER

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## Roof Garden Floor

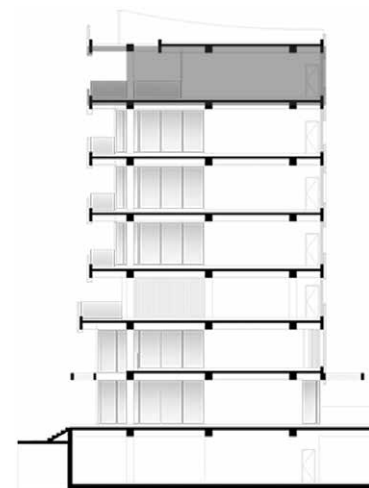
Room Area - 70m<sup>2</sup>

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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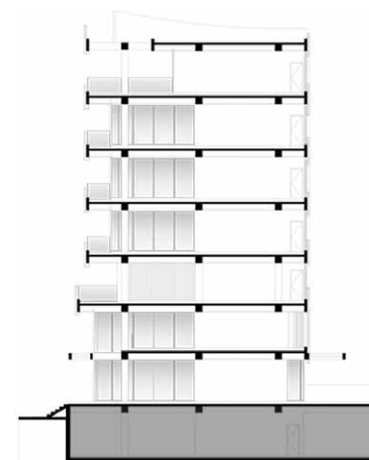


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## Basement Floor Underground Car Park

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



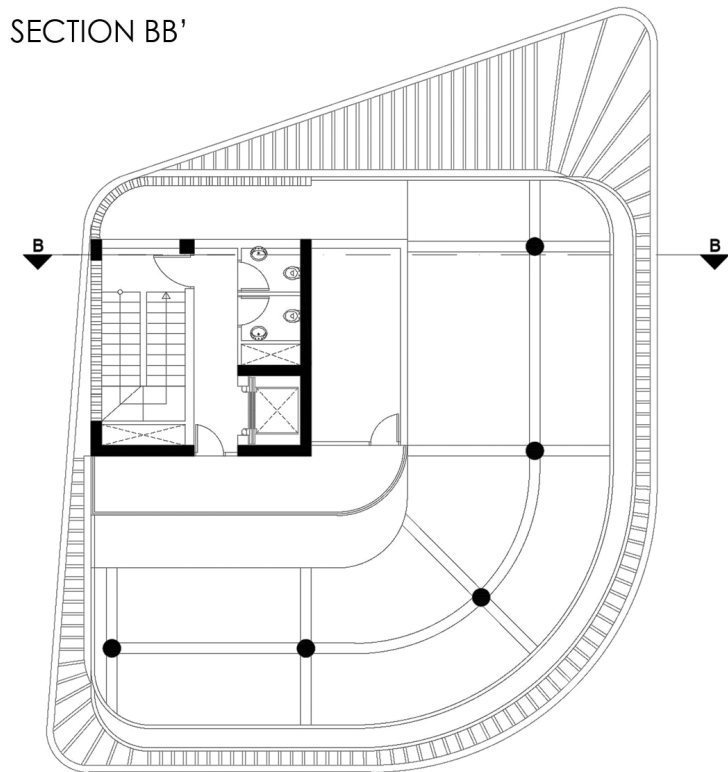
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**B**  
SECTION



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.

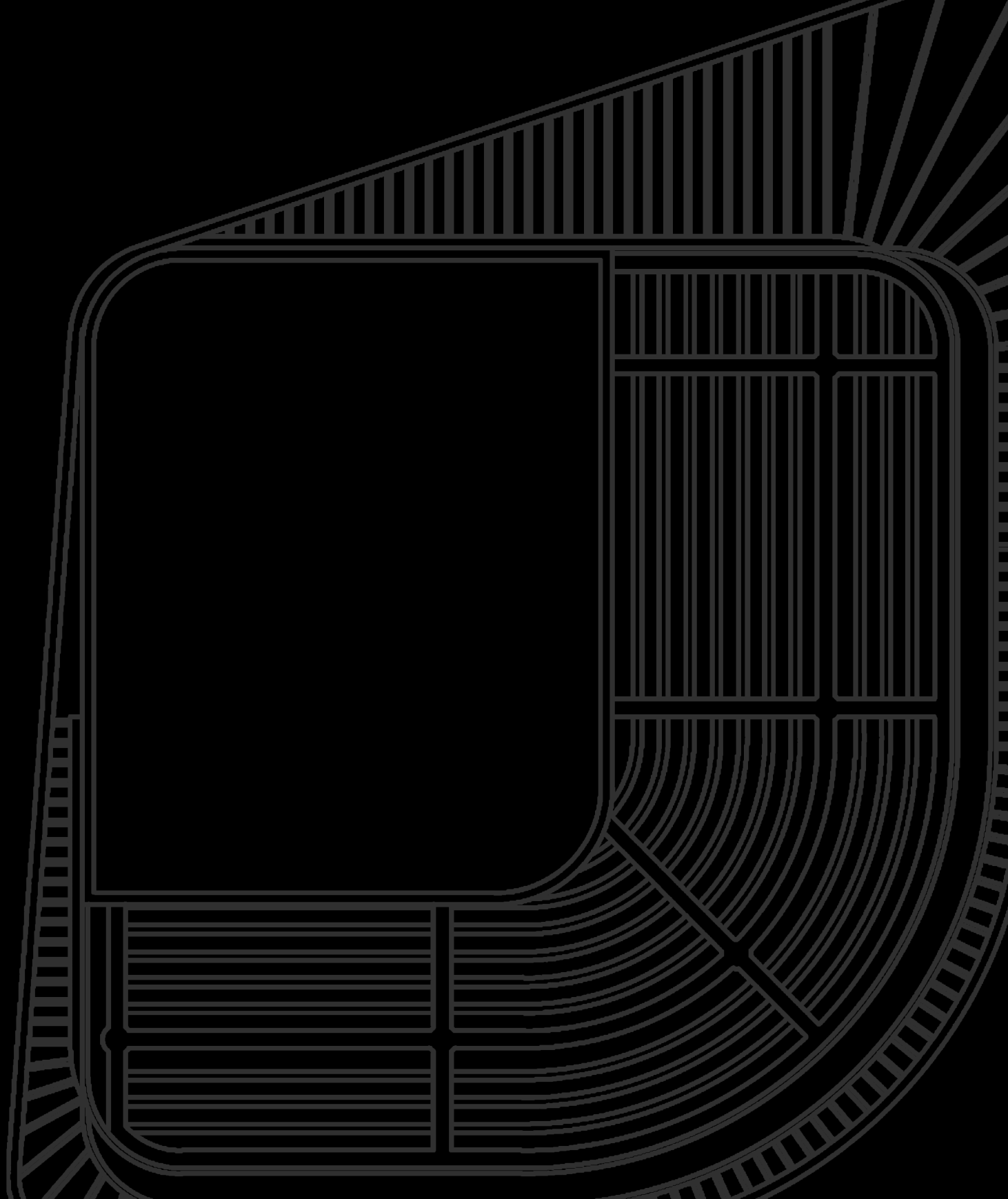


## INQUIRE NOW!

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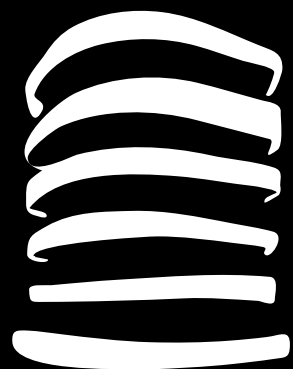
 137 Franklin Roosevelt Ave.  
3045, Limassol, Cyprus

 [info@frantzisdeveloping.com](mailto:info@frantzisdeveloping.com)









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presented by

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[www.frantzisdeveloping.com](http://www.frantzisdeveloping.com)



G. Frantzis Group  
est. 1983

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