



A T T R I U M

tlv.

TLV DEVELOPERS



# THE ATRIUM





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

This one-of-a-kind commercial building boasts 5 floors 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.



- 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
- 6 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



STARBUCKS



- Opposite Limassol district administration office
- 50m west of Anexartisias high street
- 100m south of Bank of Cyprus Central Branch
- 260m north of the upcoming Brown Hotel
- 700m from the beautiful beach front

ZARA

100 mt

H&M

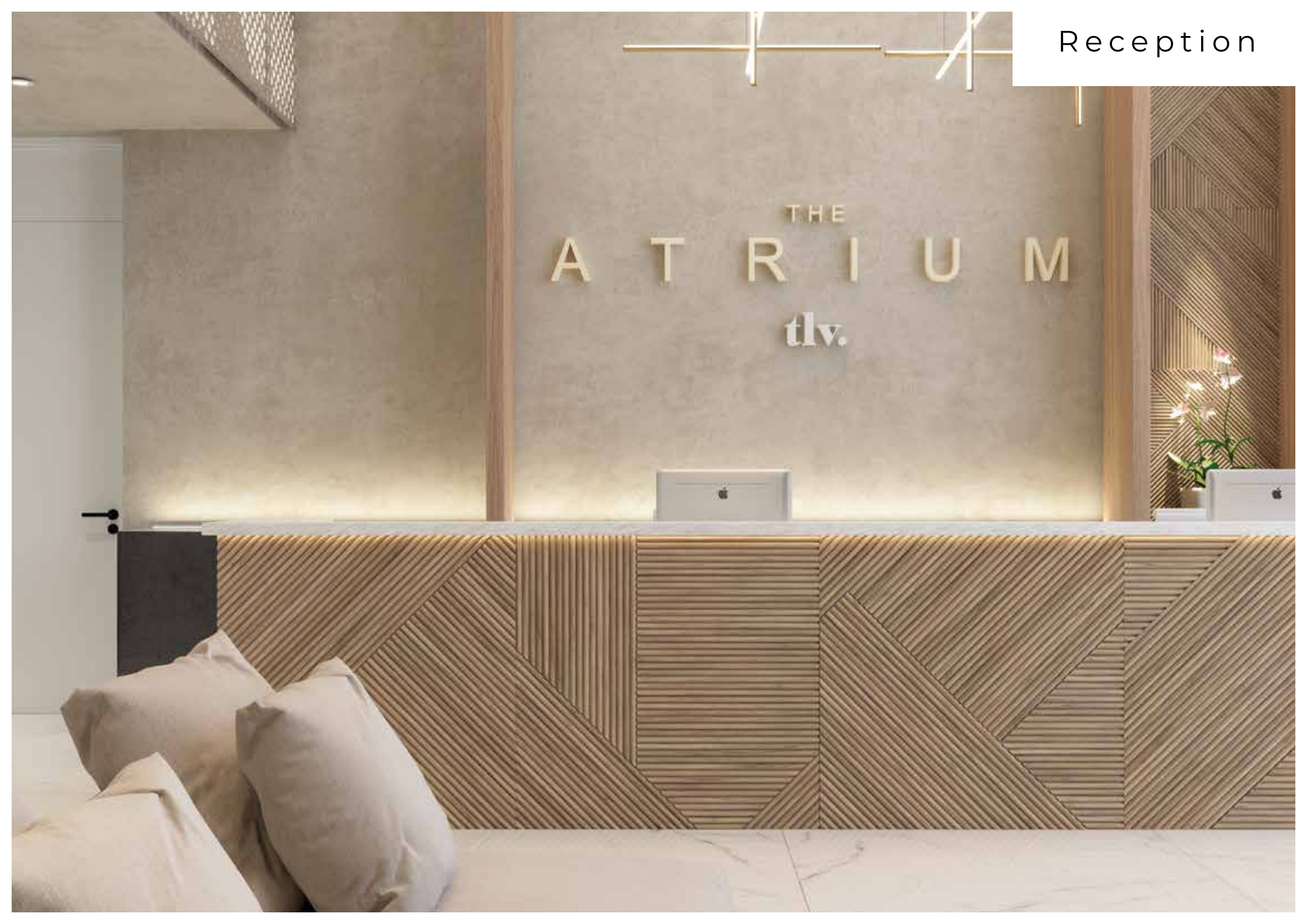
260 mt

MOLOS

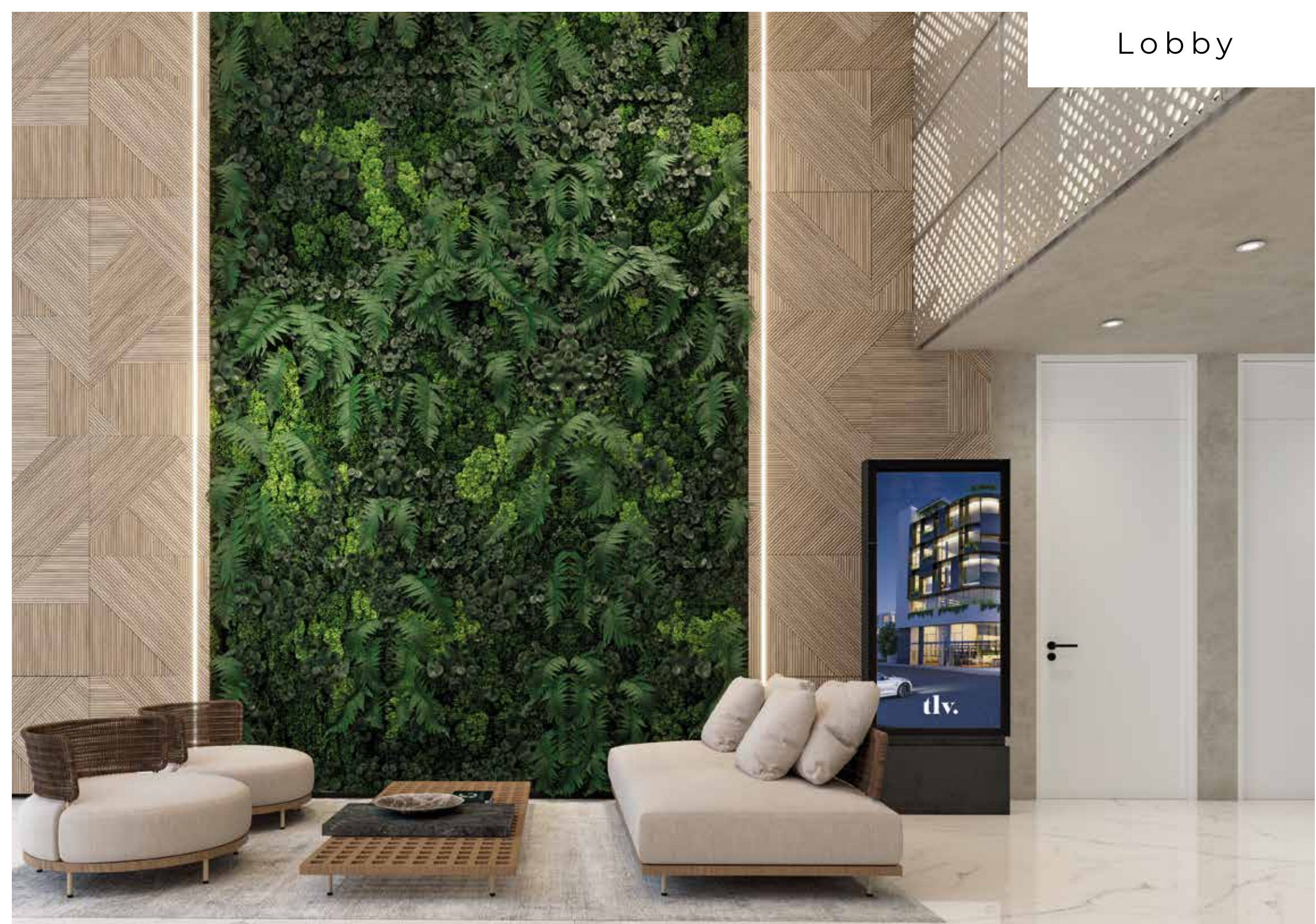
800 mt

Reception

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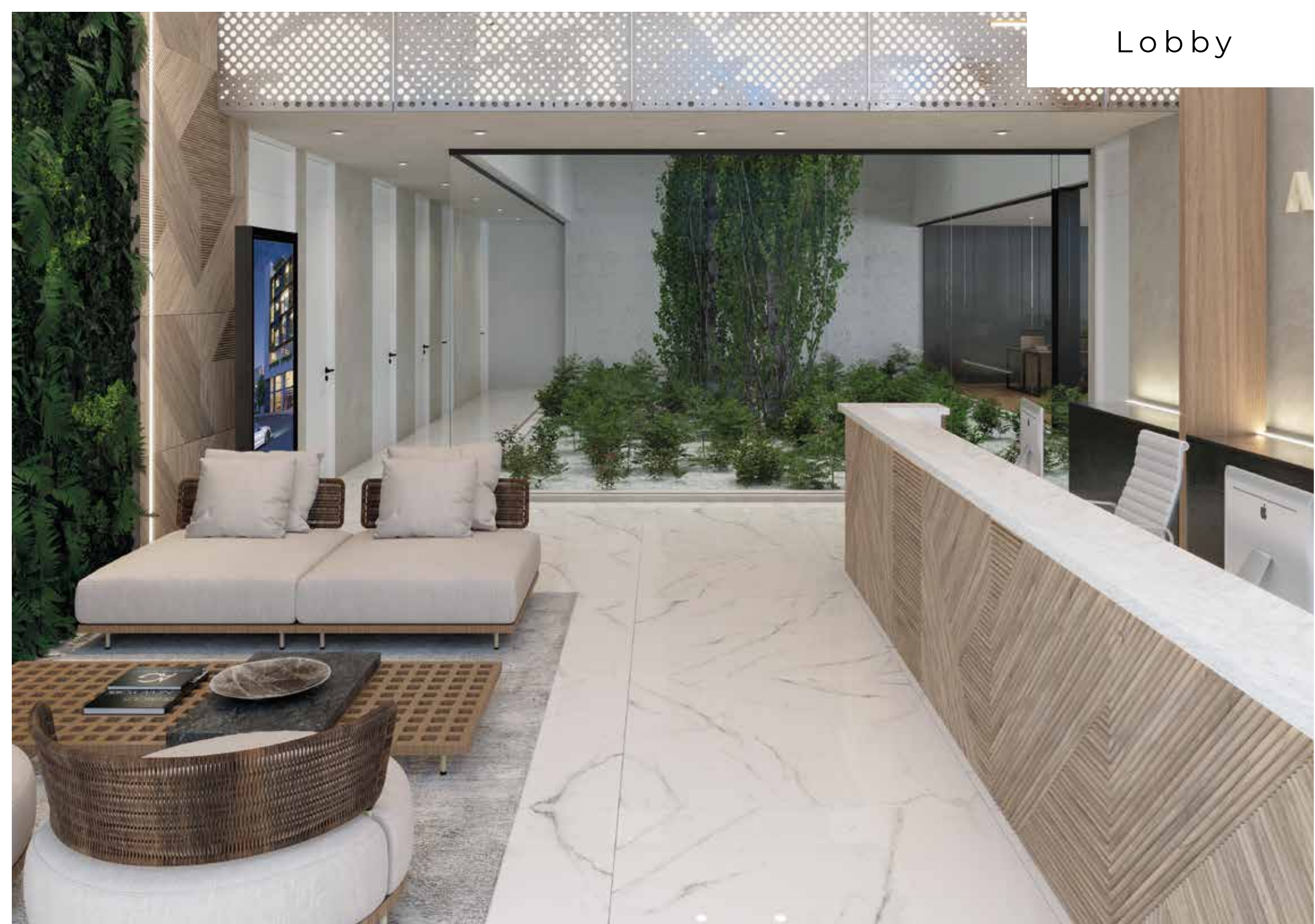


Lobby

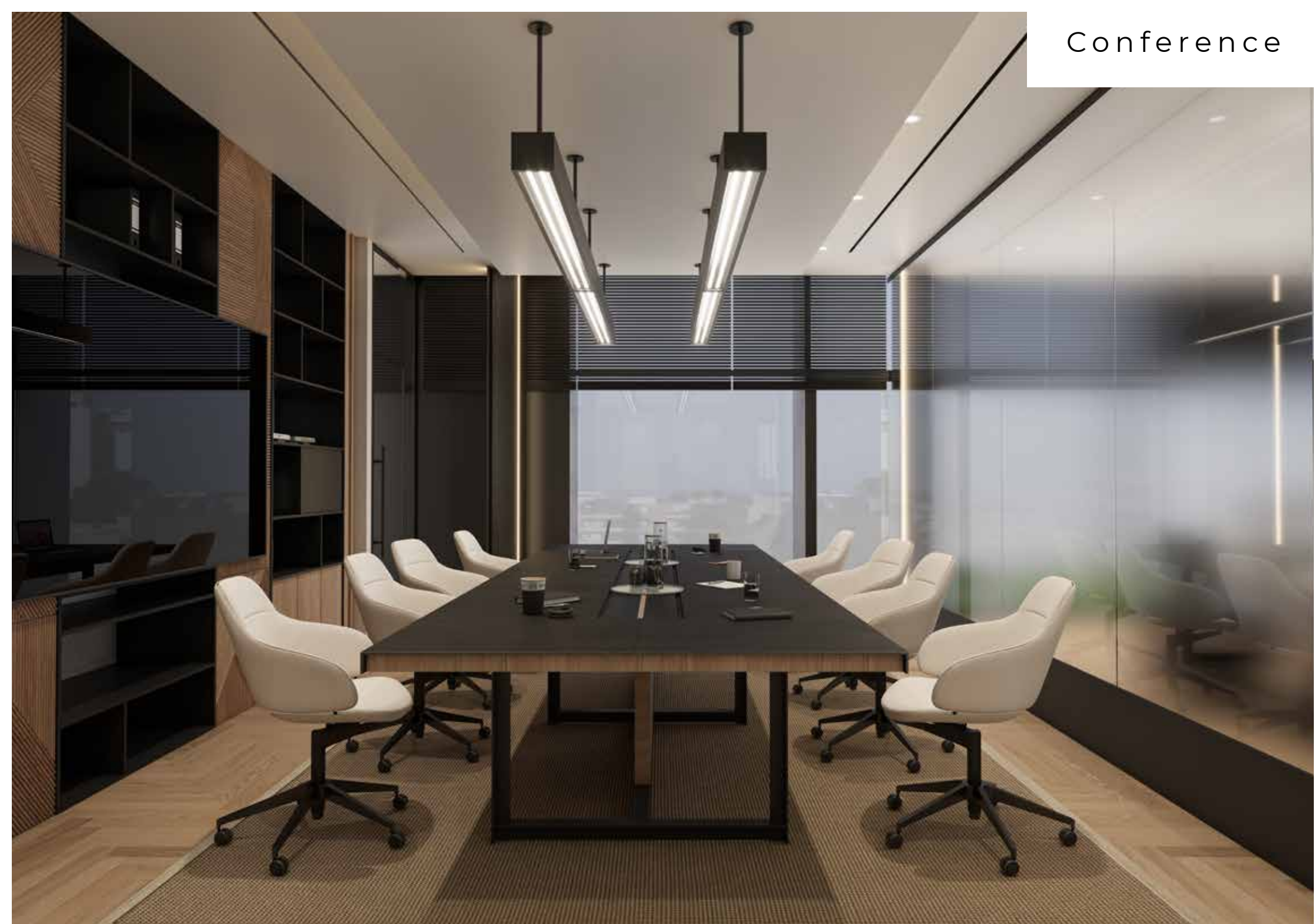




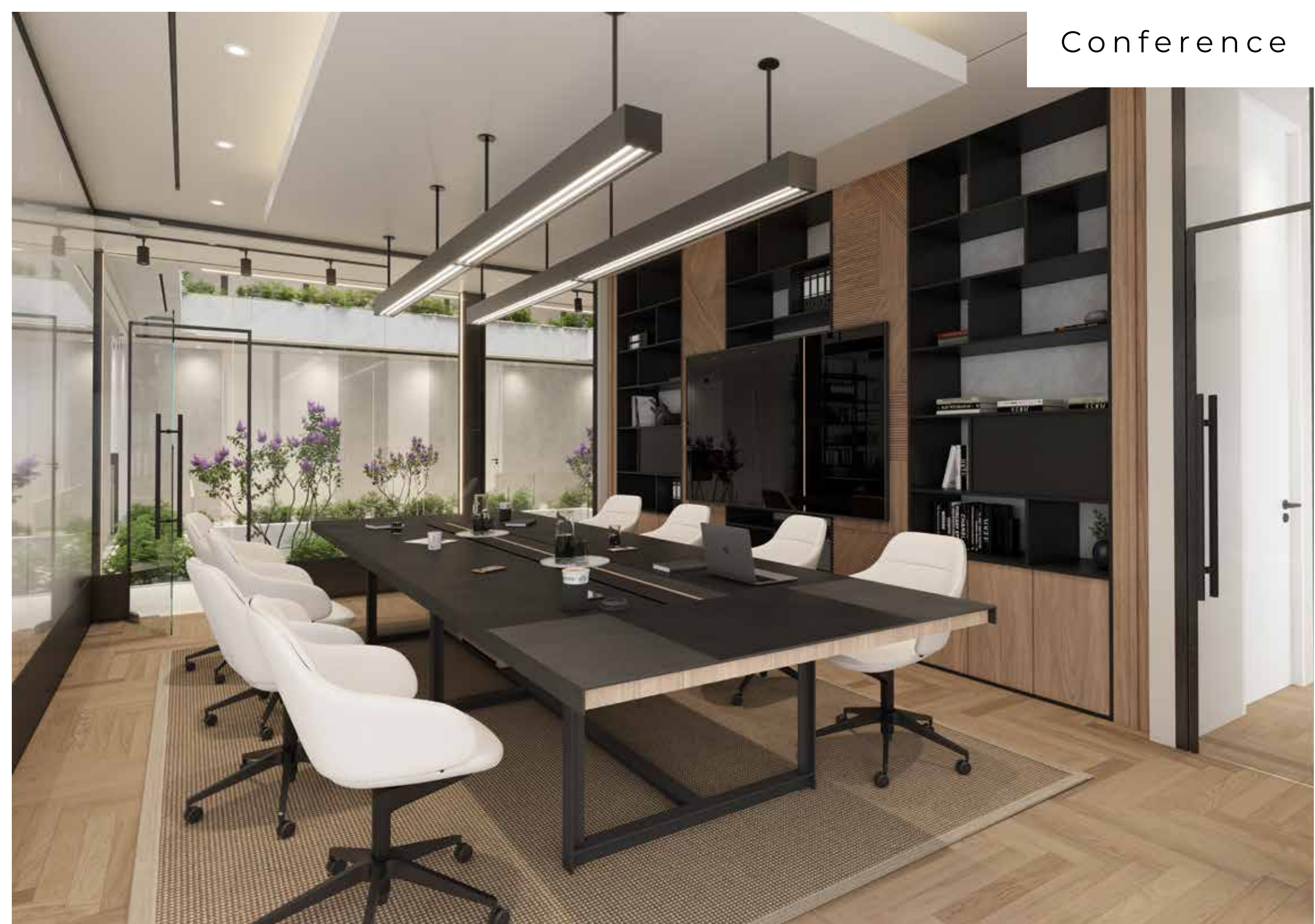
Lobby



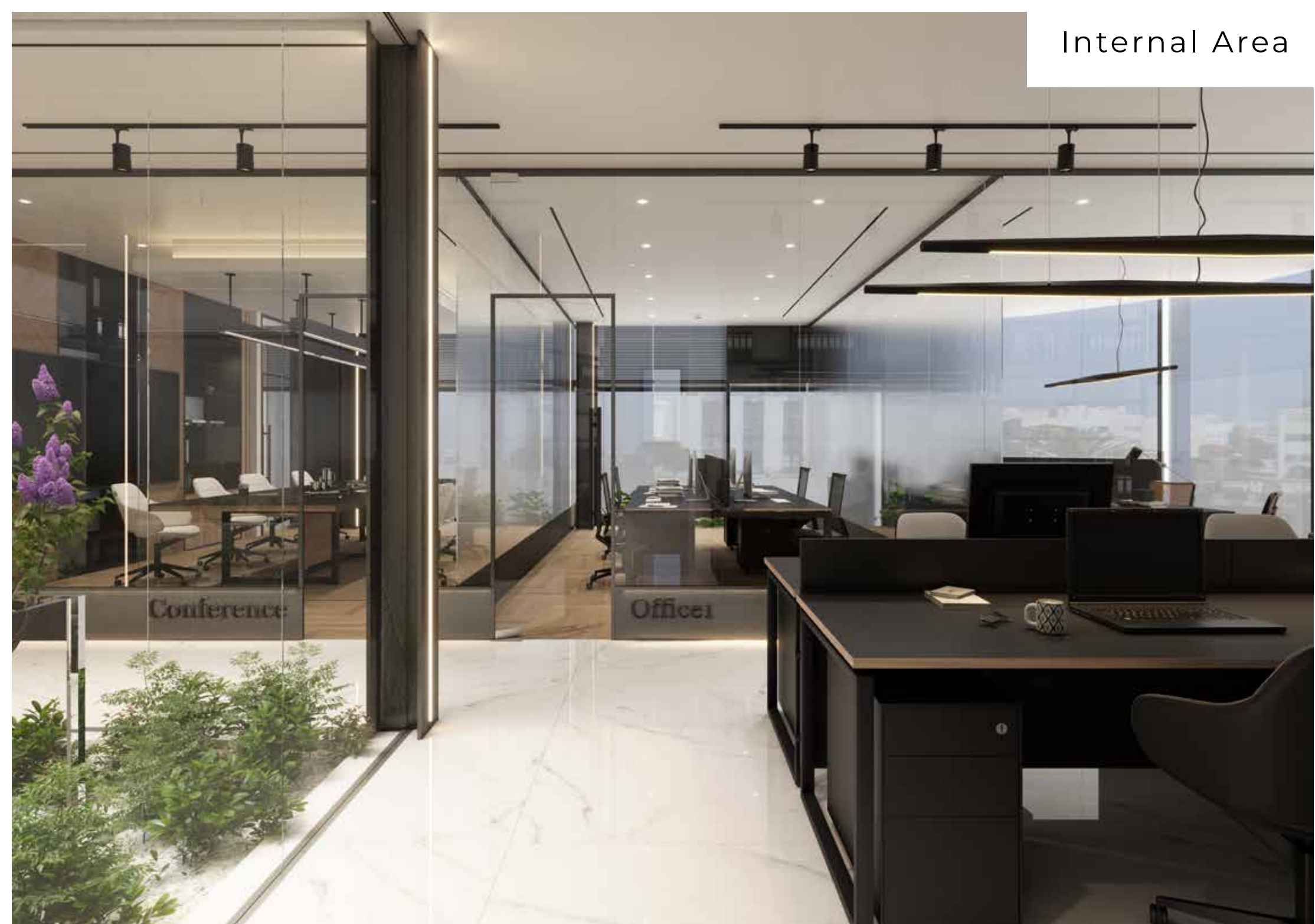
Conference



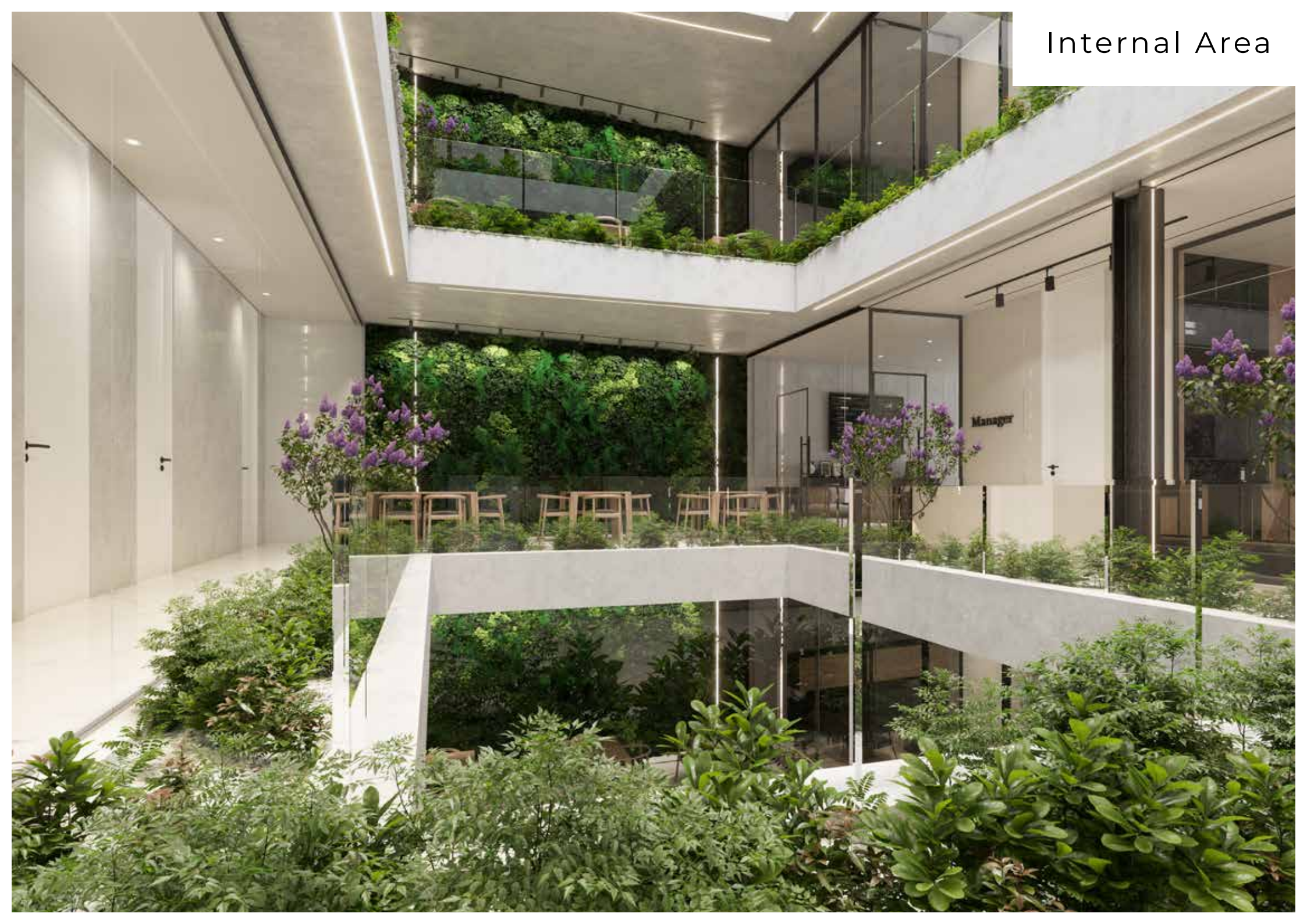
# Conference



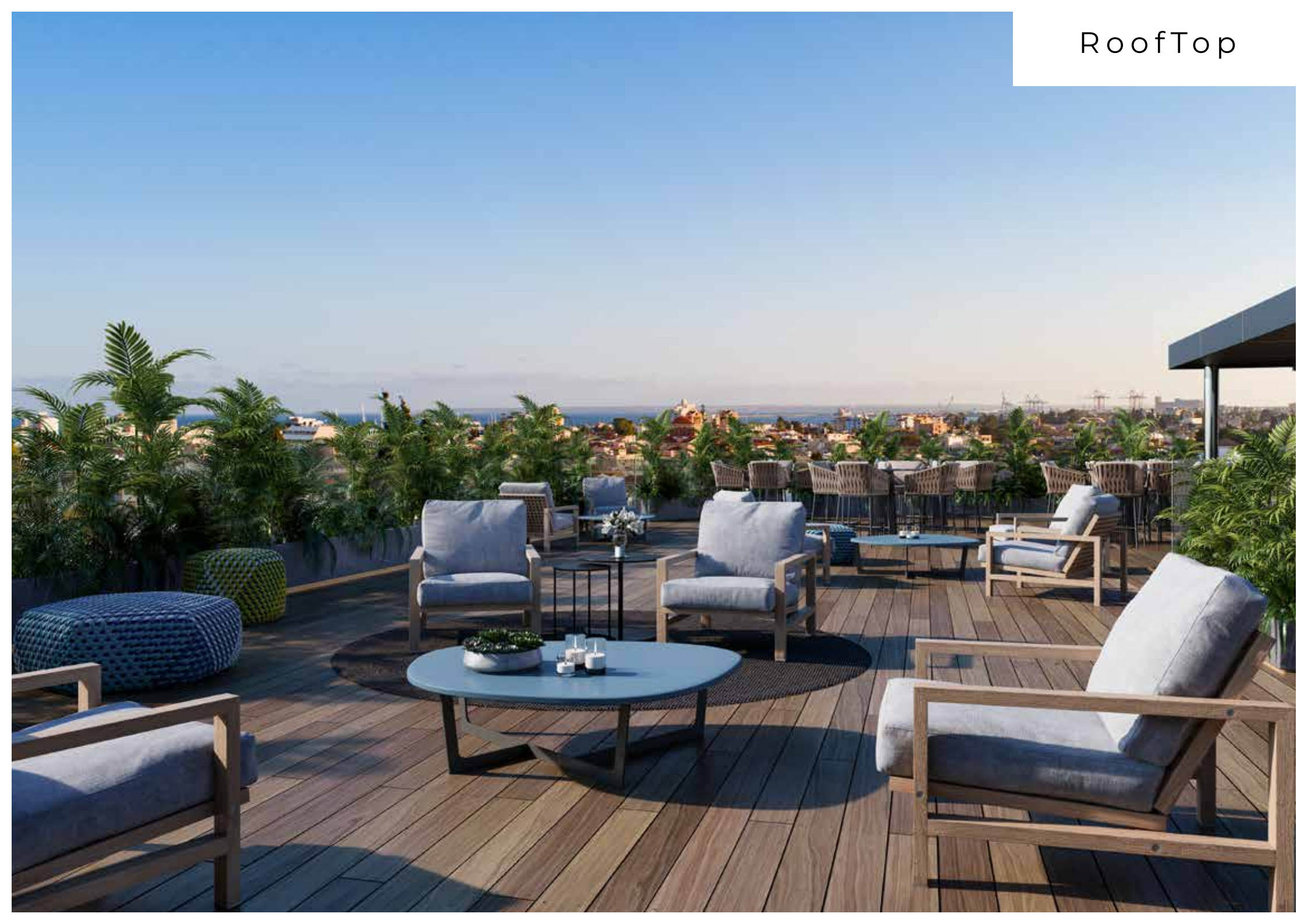
# Internal Area



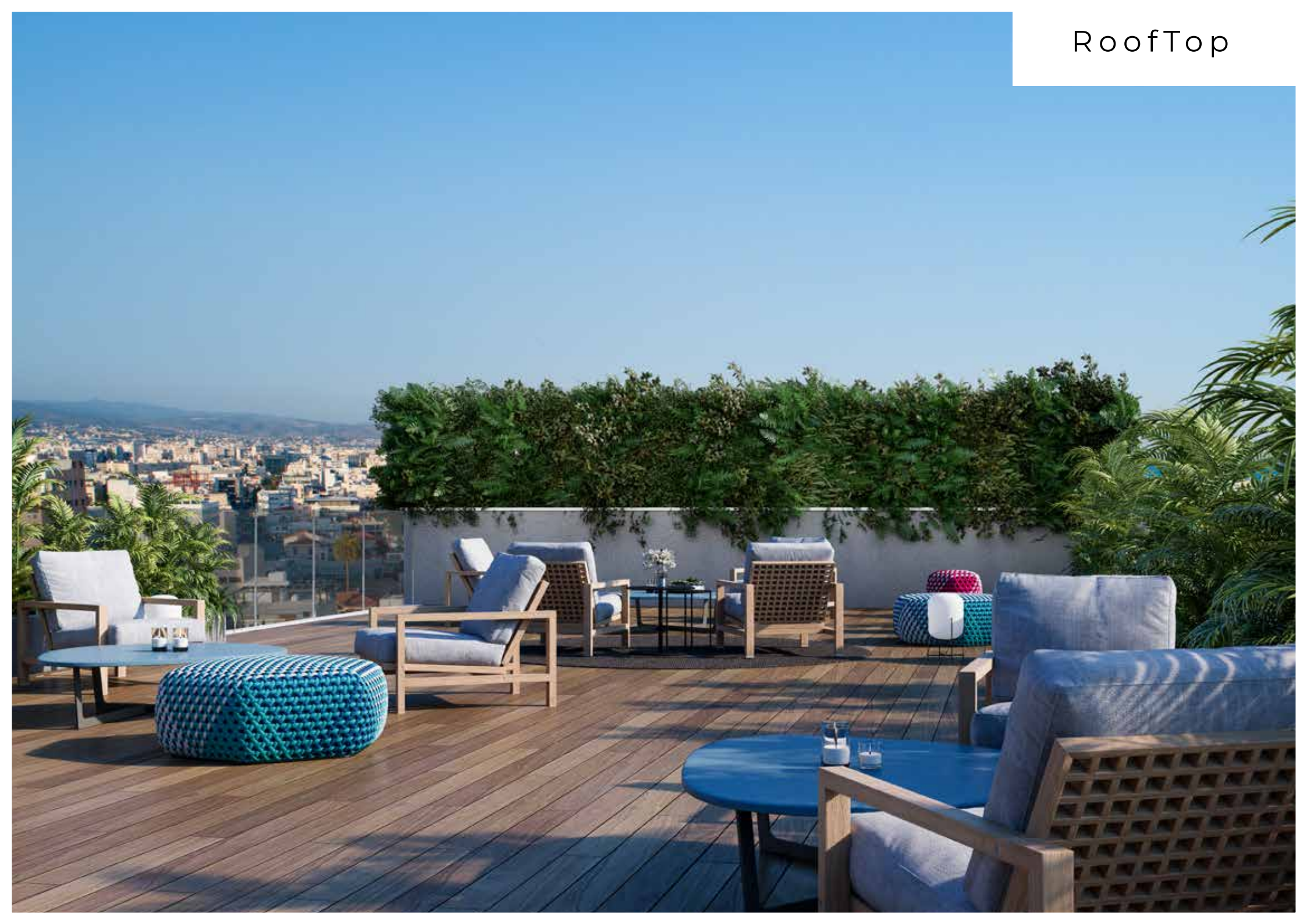
Internal Area



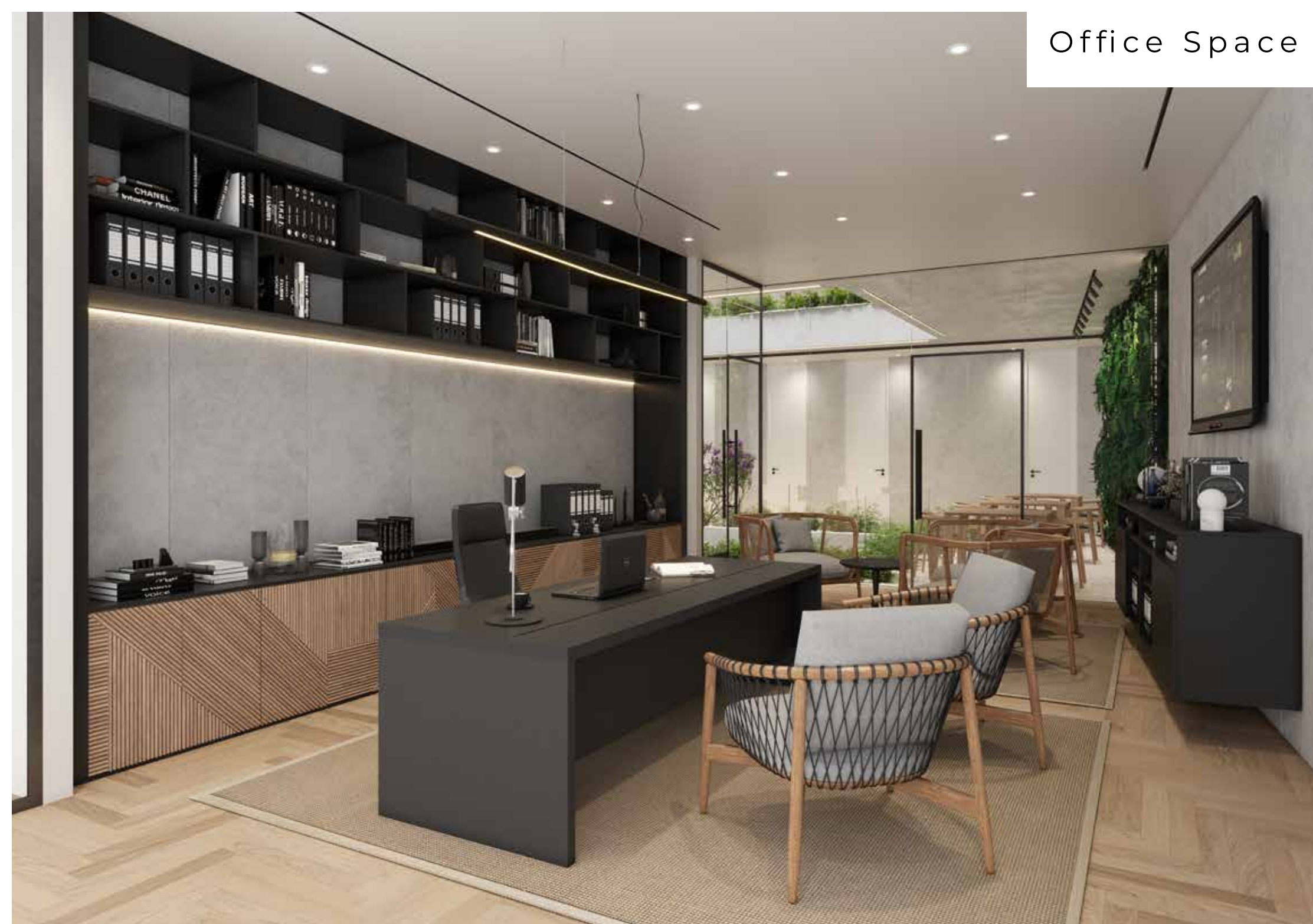
RoofTop



RoofTop



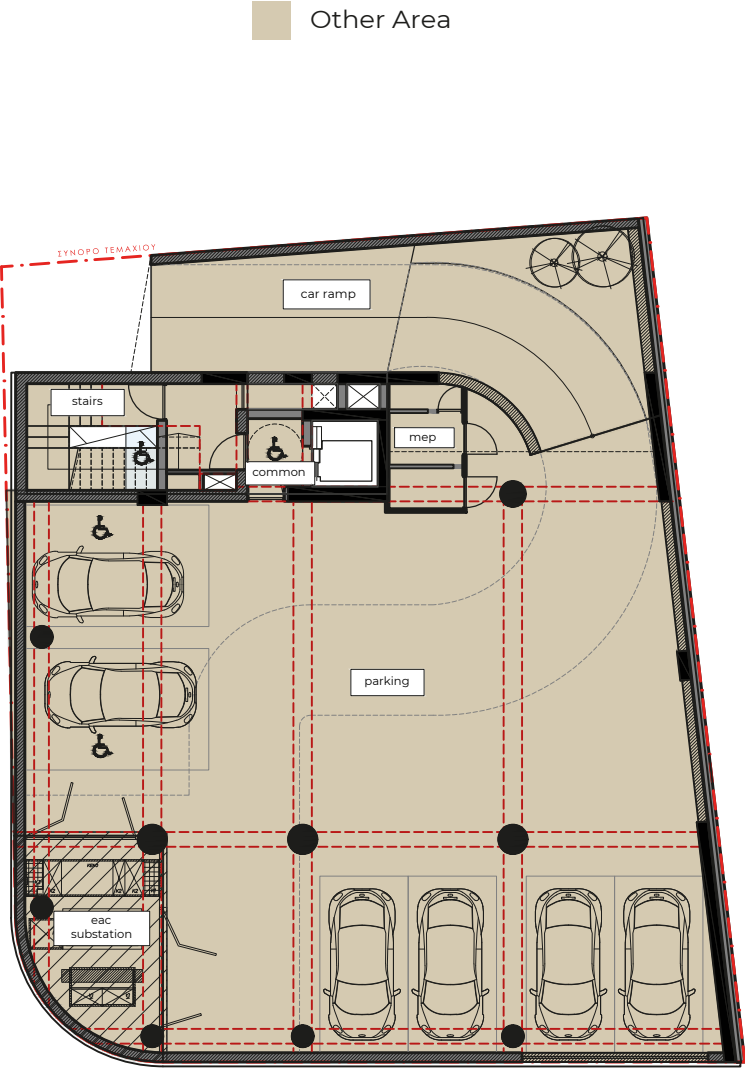
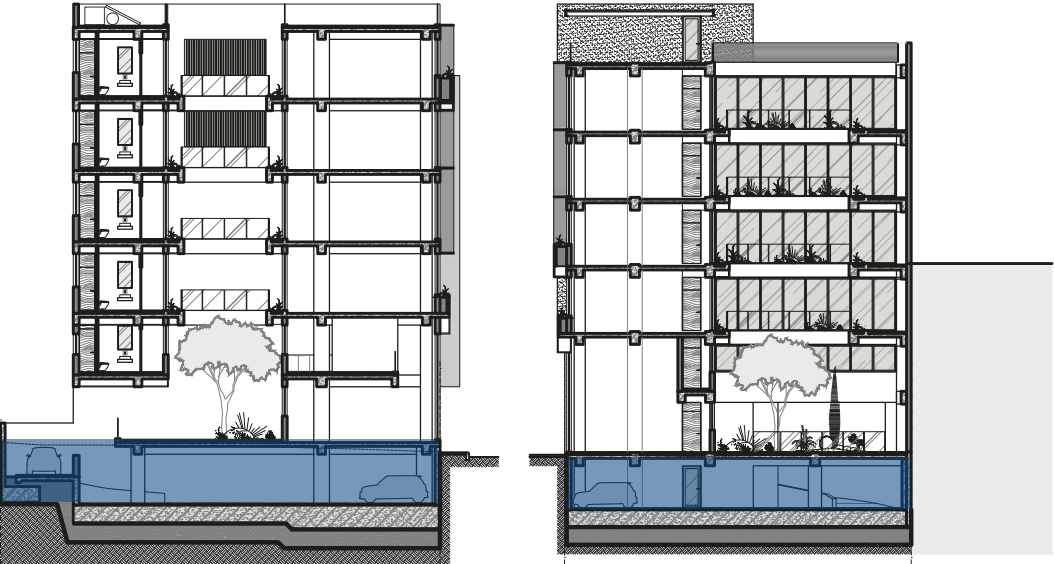
# Office Space





# The Atrium | Basement

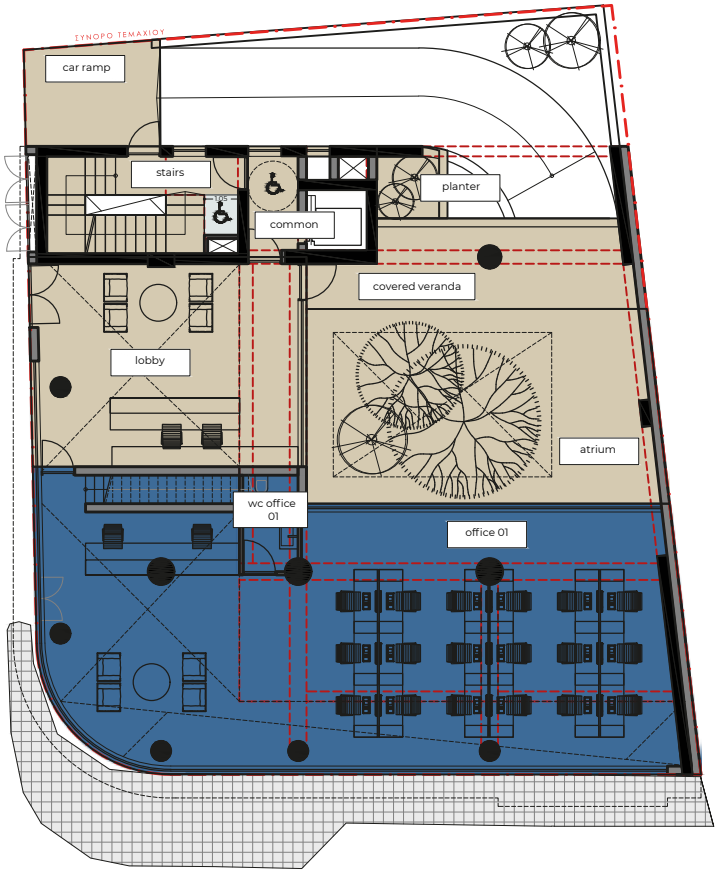
AREA	INDOOR AREA	COVERED	UNCOVERED	TOTAL AREA
Parking Area	Other	274		386
Mep		7		
Eac Substation			21	
Staircase		19		
Common		7		
Car ramp			58	
<b>Total</b>	<b>0</b>	<b>307</b>	<b>79</b>	<b>386</b>



# The Atrium | Ground Floor

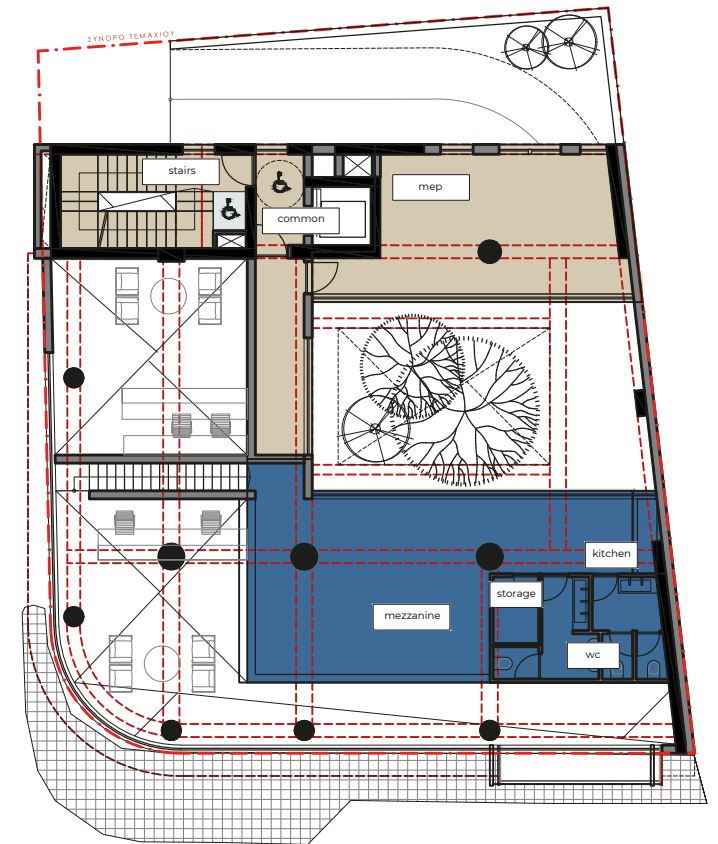
AREA	INDOOR AREA	COVERED	UNCOVERED	TOTAL AREA
Office	Indoor	156		162
WC		6		
Covered Veranda	Other		23	179
Atrium			65	
Staircase			19	
Lobby			60	
Car ramp				
Total		162	102	341

■ Indoor      ■ Other Area



AREA	INDOOR AREA	COVERED	TOTAL AREA
Office	Indoor	60	79
Kitchen		2	
Storage		3	
WC		14	
Mep	Other	42	83
Staircase		21	
Common		20	
<b>Total</b>	<b>79</b>	<b>83</b>	<b>162</b>

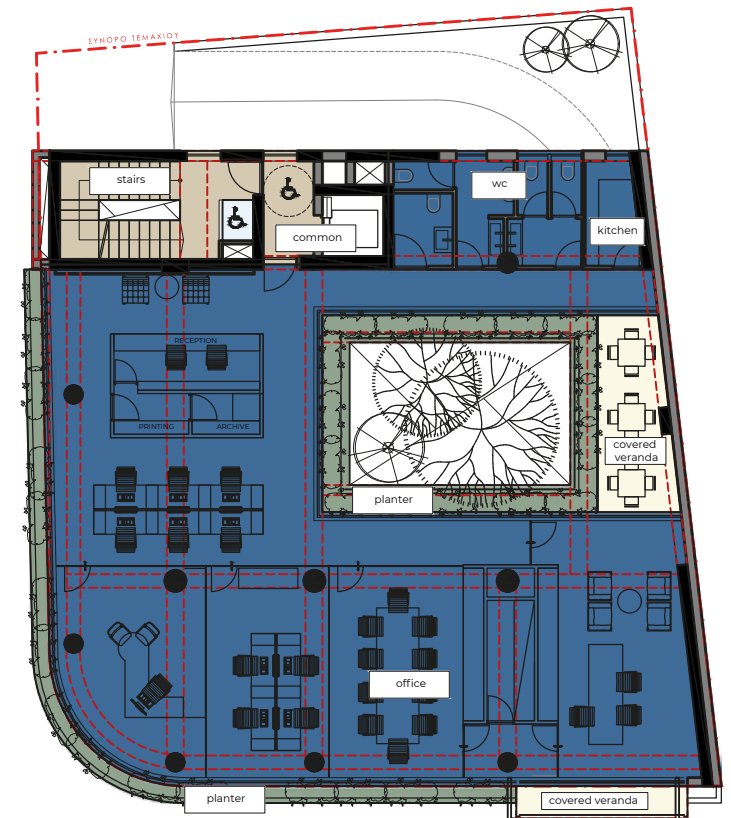
■ Indoor      ■ Other Area



# The Atrium | First Floor

AREA	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	COVERED	TOTAL AREA	
Office	Indoor	230			256	
WC		20				
Kitchen		6				
Office	Covered		17		17	
Office	Uncovered		34		34	
Staircase	Other			19	27	
Common				8		
Total		256	17	34	27	334

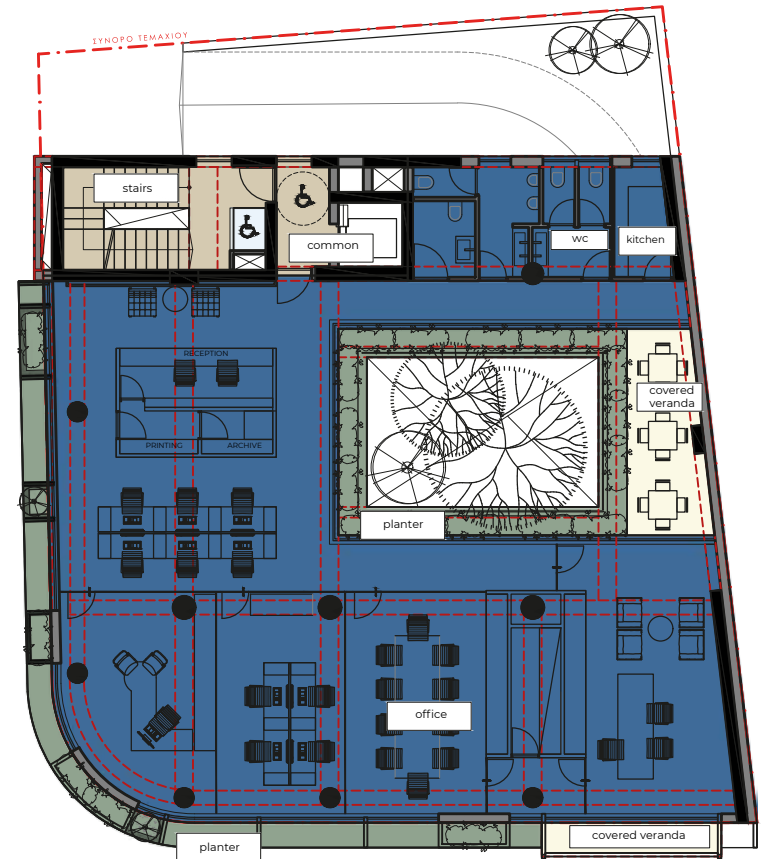
- Indoor
- Other Area
- Covered Veranda
- Uncovered Veranda



# The Atrium | Second Floor

AREA	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	COVERED	TOTAL AREA	
Office	Indoor	230			256	
WC		20				
Kitchen		6				
Office	Covered		17		17	
Office	Uncovered		40		40	
Staircase	Other			19	27	
Common				8		
Total		256	17	40	27	340

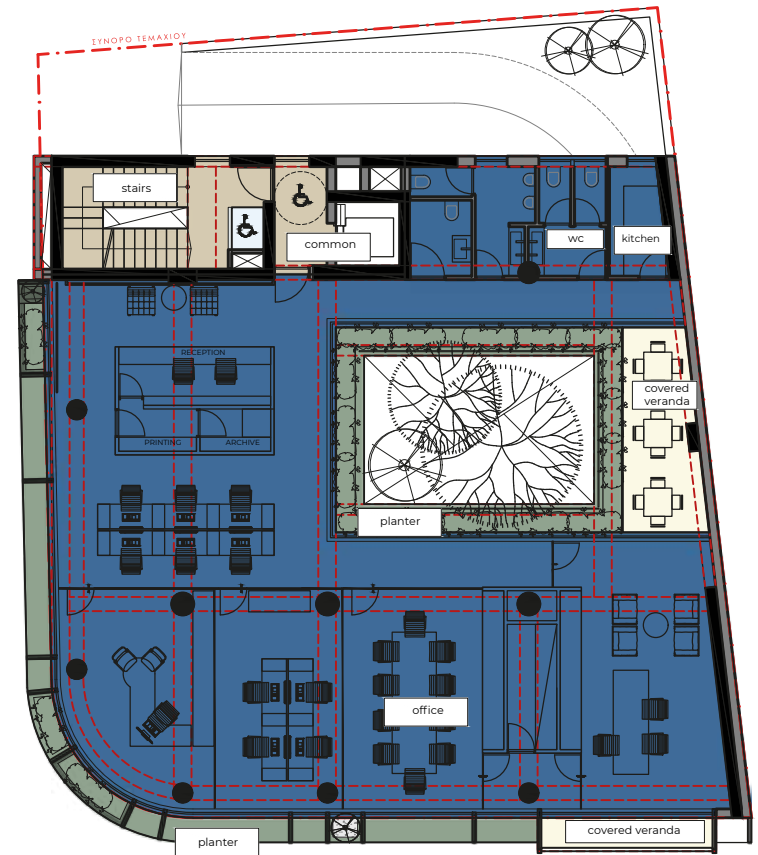
- Indoor
- Other Area
- Covered Veranda
- Uncovered Veranda



# The Atrium | Third Floor

AREA	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	COVERED	TOTAL AREA	
Office	Indoor	230			256	
WC		20				
Kitchen		6				
Office	Covered		17		17	
Office	Uncovered		40		40	
Staircase	Other			19	27	
Common				8		
Total		256	17	40	27	340

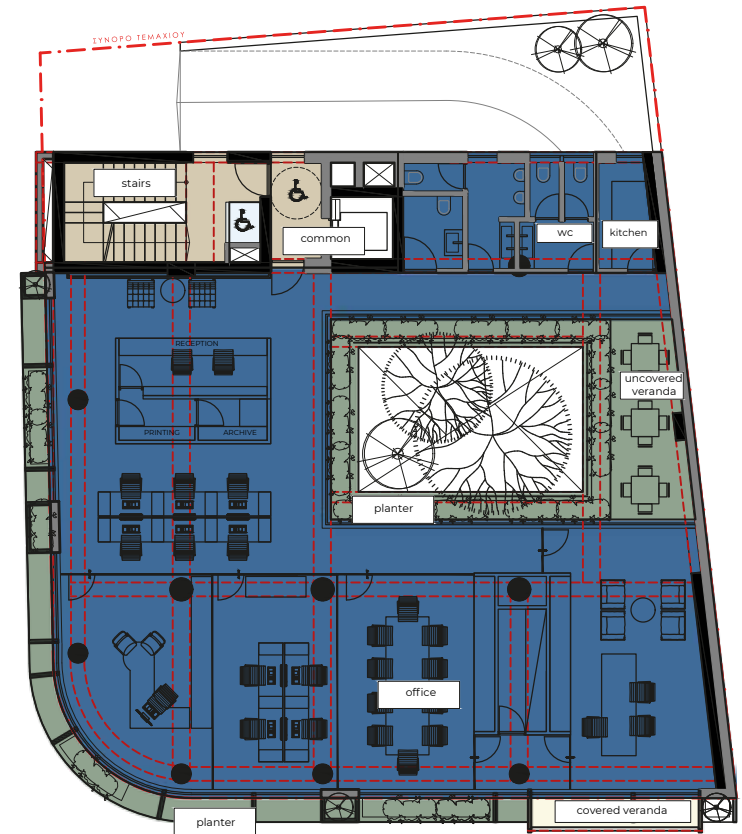
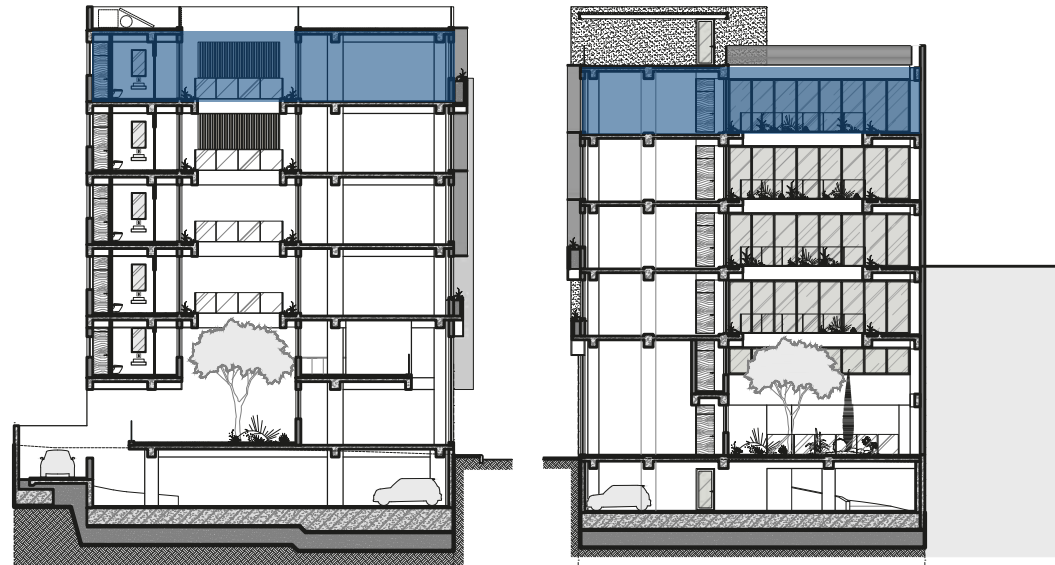
- Indoor
- Other Area
- Covered Veranda
- Uncovered Veranda



# The Atrium | Fourth Floor

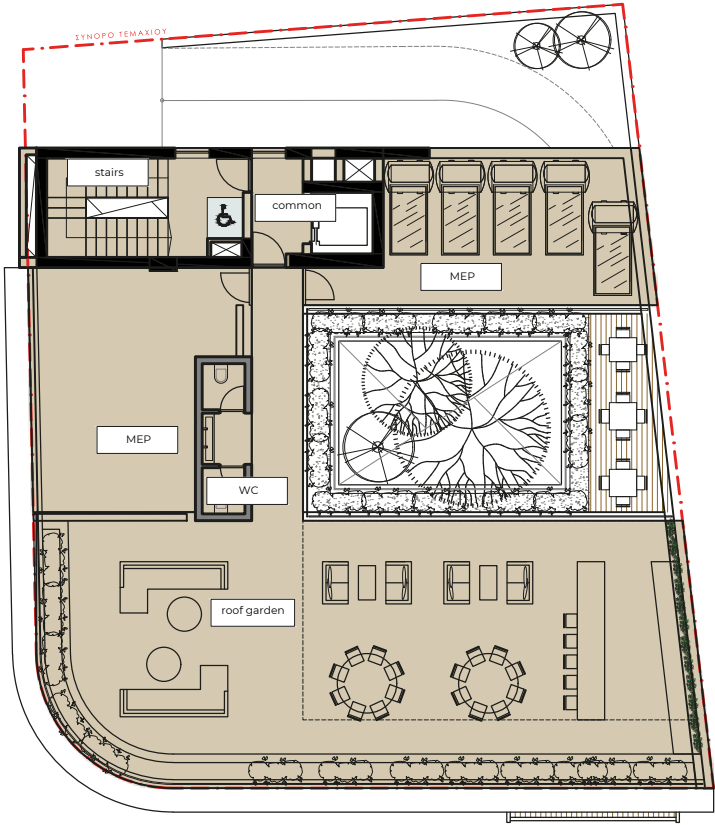
AREA	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	COVERED	TOTAL AREA	
Office	Indoor	230			256	
WC		20				
Kitchen		6				
Office	Covered		4		4	
Office	Uncovered		52		52	
Staircase	Other			19	27	
Common				8		
Total		256	4	52	27	339

- Indoor
- Other Area
- Covered Veranda
- Uncovered Veranda



AREA	INDOOR AREA	COVERED	UNCOVERED	TOTAL AREA
WC Roof	Other	8		275
Roof Garden			160	
Mep			38	
Mep		39		
Staircase		21		
Common		9		
Total		77	198	275

■ Other Area





FLOORS	UNITS	INDOOR	COVERED	UNCOVERED	OTHER AREAS	TOTAL UNIT AREA
Ground Floor + Mezzanine	Office 001	241	0	0	63	<b>304</b>
First Floor	Office 101	256	17	34	79	<b>386</b>
Second Floor	Office 201	256	17	40	81	<b>394</b>
Third Floor	Office 301	256	17	40	81	<b>394</b>
Fourth Floor	Office 401	256	4	52	81	<b>393</b>
<b>TOTAL UNIT AREA</b>		<b>1871</b>				
<b>TOTAL BUILDING AREA</b>		<b>2519</b>				

## 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, Red with stone-wool for thermal and acoustic insulation and plaster 3 layers' system to meet the highest quality of wall finishing.

Water proofing layers bituminous re 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

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 files 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 files.

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 parking spots.



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