



ZAFIRION

COMERCIAL



LIVEIN
PROPERTIES

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Demand for premium corporate accommodation in Limassol continues unabated. Zafirion's A-grade office spaces present an ideal solution for companies seeking a prominent address in a high profile suburb of the city.

Aesthetically appealing, this modern low-rise building has been purpose-designed to suit one or more occupiers – highly suitable as a corporate headquarters, a regional office, or for boutique businesses looking to enhance their company's image with contemporary, functional office accommodation.

A project by



ZAFIRION

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Building Architecture

In Zafirion, we have designed a successful, sustainable workplace of the highest quality. The design-led approach focuses on creating a healthy, vibrant working environment – projecting a sense of purpose that has been carefully integrated into the site’s location and context.

An open plan concept offers complete flexibility of interior spaces, allowing occupiers to configure areas according to requirements.

LIMASSOL THE BUSINESS HUB

In recent years, Limassol has sprinted ahead in attracting many more diverse business organisations to its portfolio of regional and global company offices.

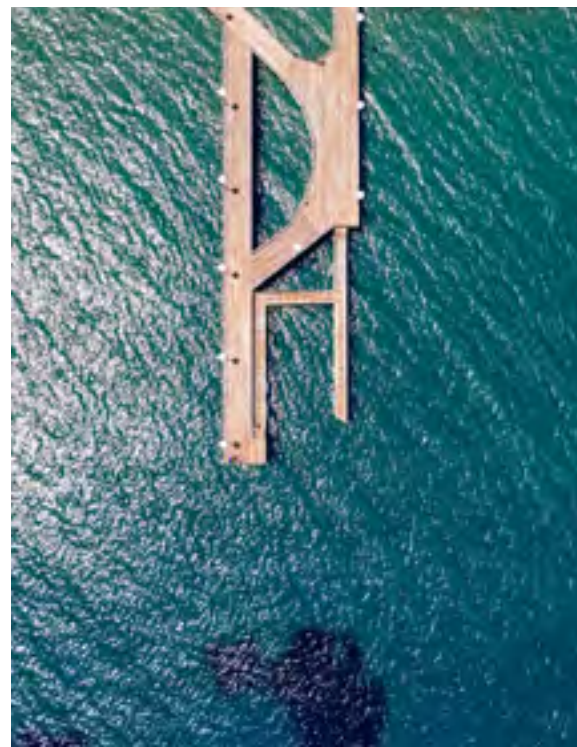
Today, the city is by far the most commercially active in the region, with a growing number of firms looking to relocate to the city. This is undoubtedly due to its leading-edge technology infrastructure and an abundant availability of local and expatriate business-savvy personnel.



All of Life on the Doorstep

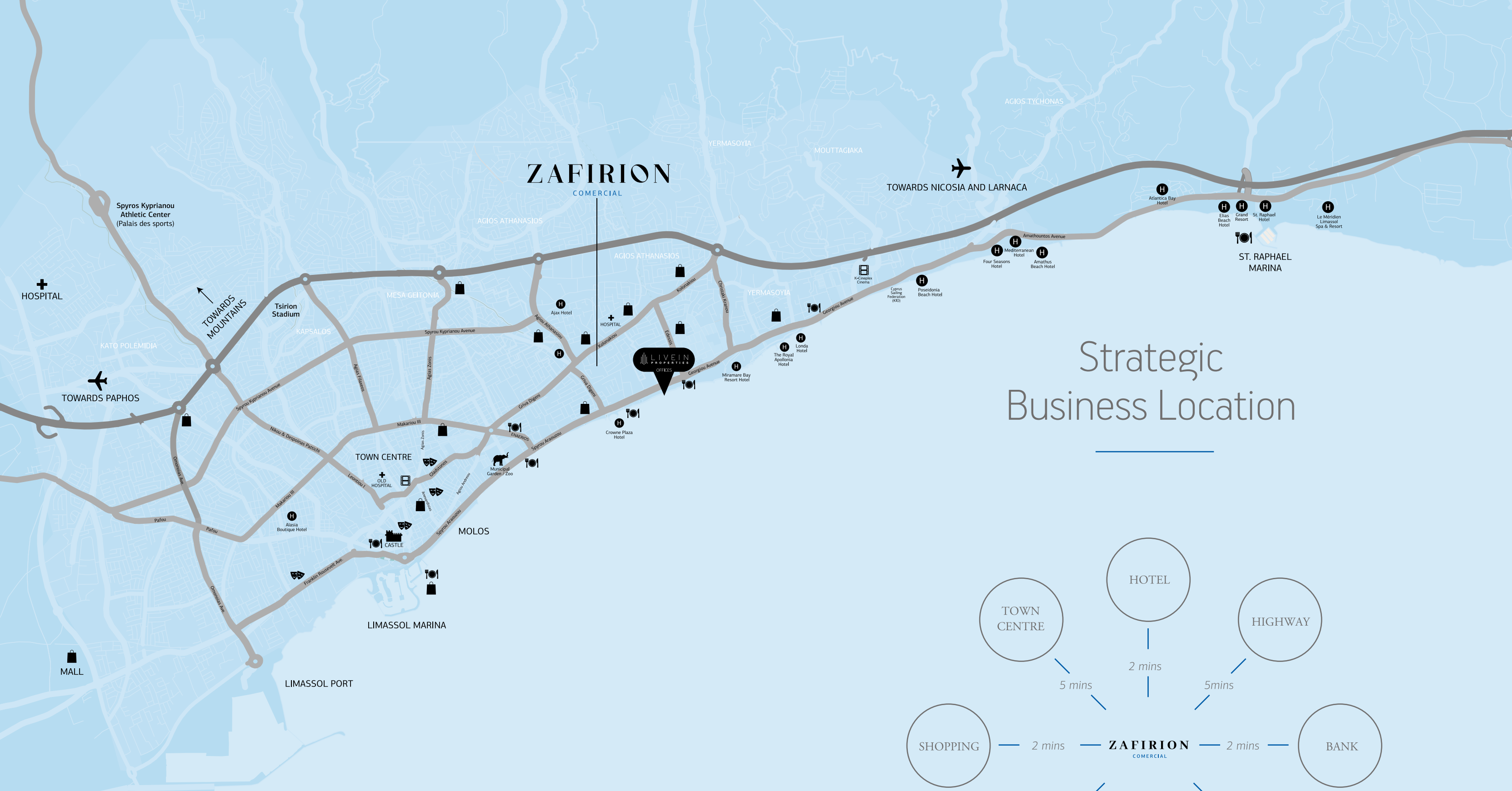


It comes as no surprise that Limassol boasts clean sandy beaches, excellent water sport and recreation facilities, award-winning dining and clubbing venues, and fascinating historical and cultural treasures.

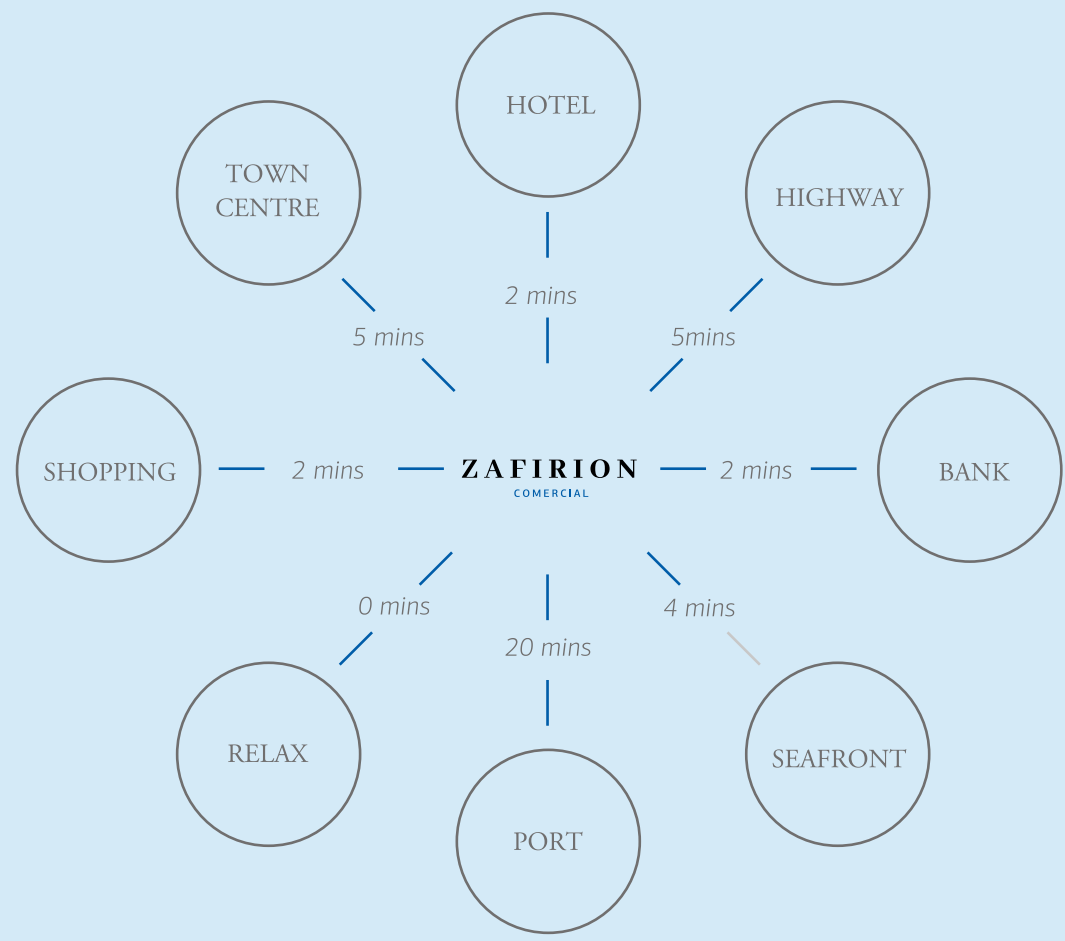


Limassol's business professionals are a valuable pool of human resources for in-bound companies.

Here, people not only work hard, they also play hard – attracted to the city by the extensive range of leisure, entertainment and up-market shopping options.



Strategic Business Location



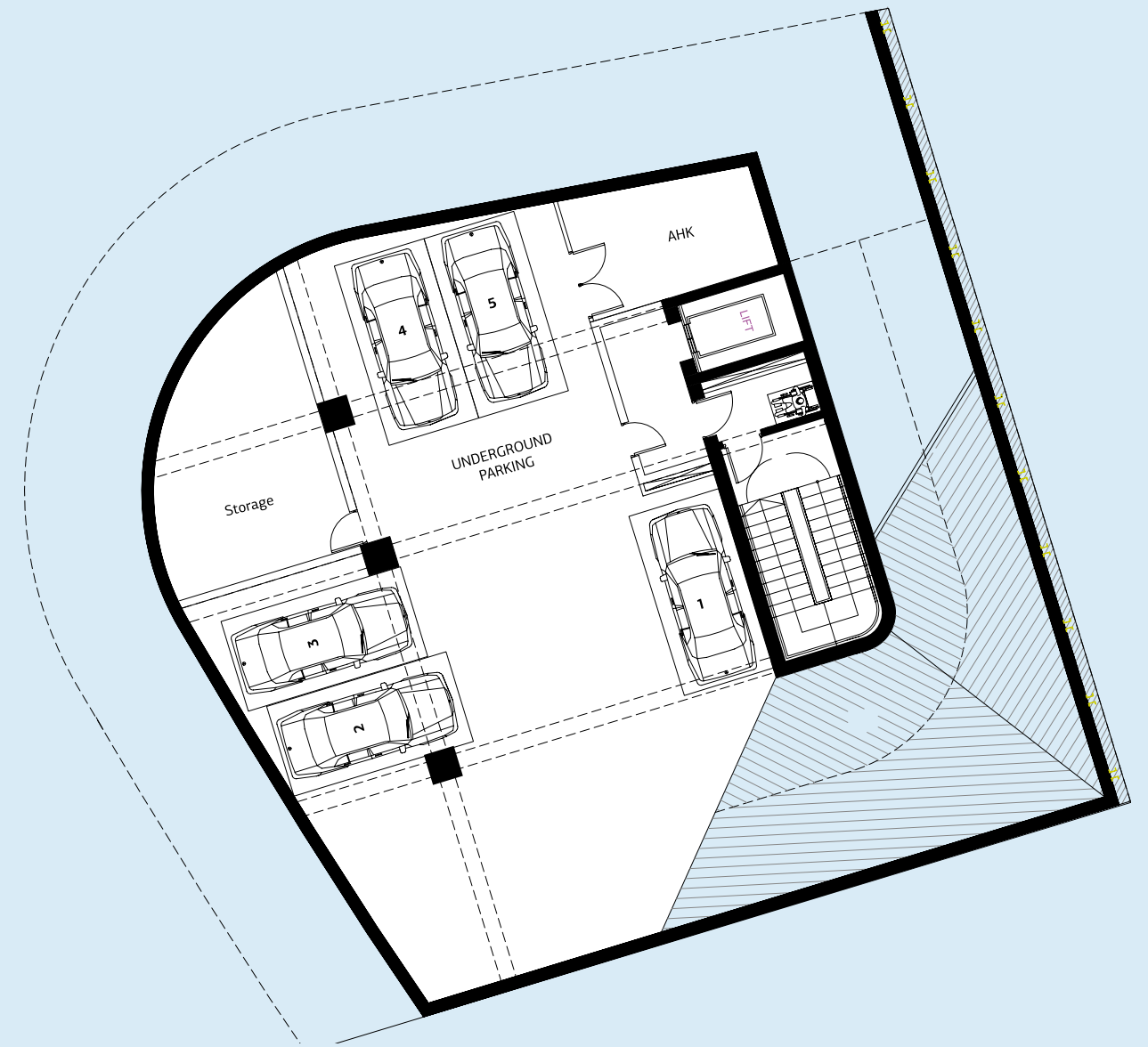
Convenient location is one of most compelling aspects of Zafirion. Situated in the Linopetra suburb, the office building is thoughtfully orientated on a corner plot to provide maximum visual presence and space optimisation. It is also just a short drive to all the key amenities that Limassol offers: the main business hub, the courts, national and municipal offices, Limassol Marina, the seafont Molos, and the highway network.





Floor Plans

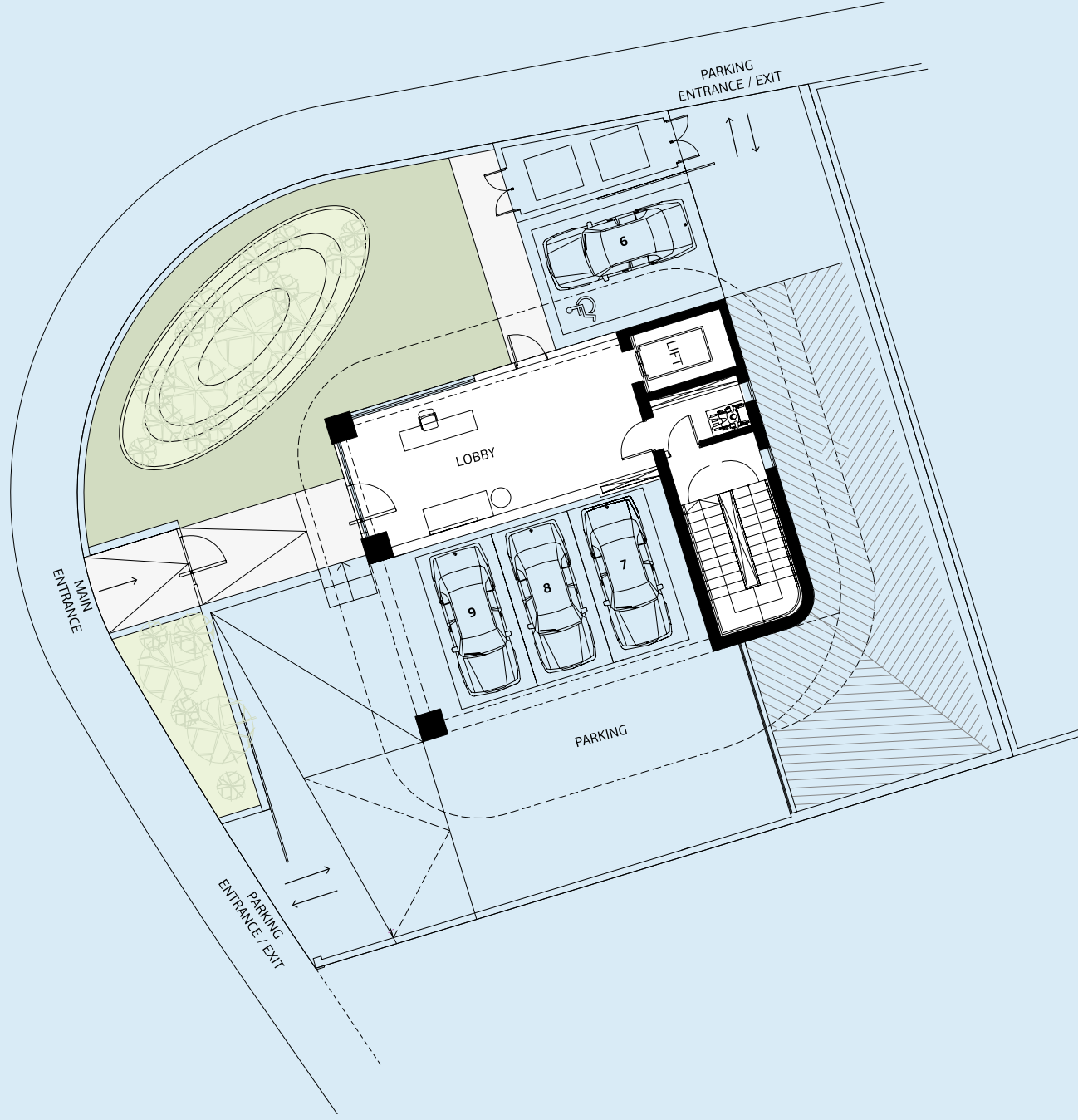
BASEMENT



Parking	193m ²
Services	50m ²
Circulation	38m ²

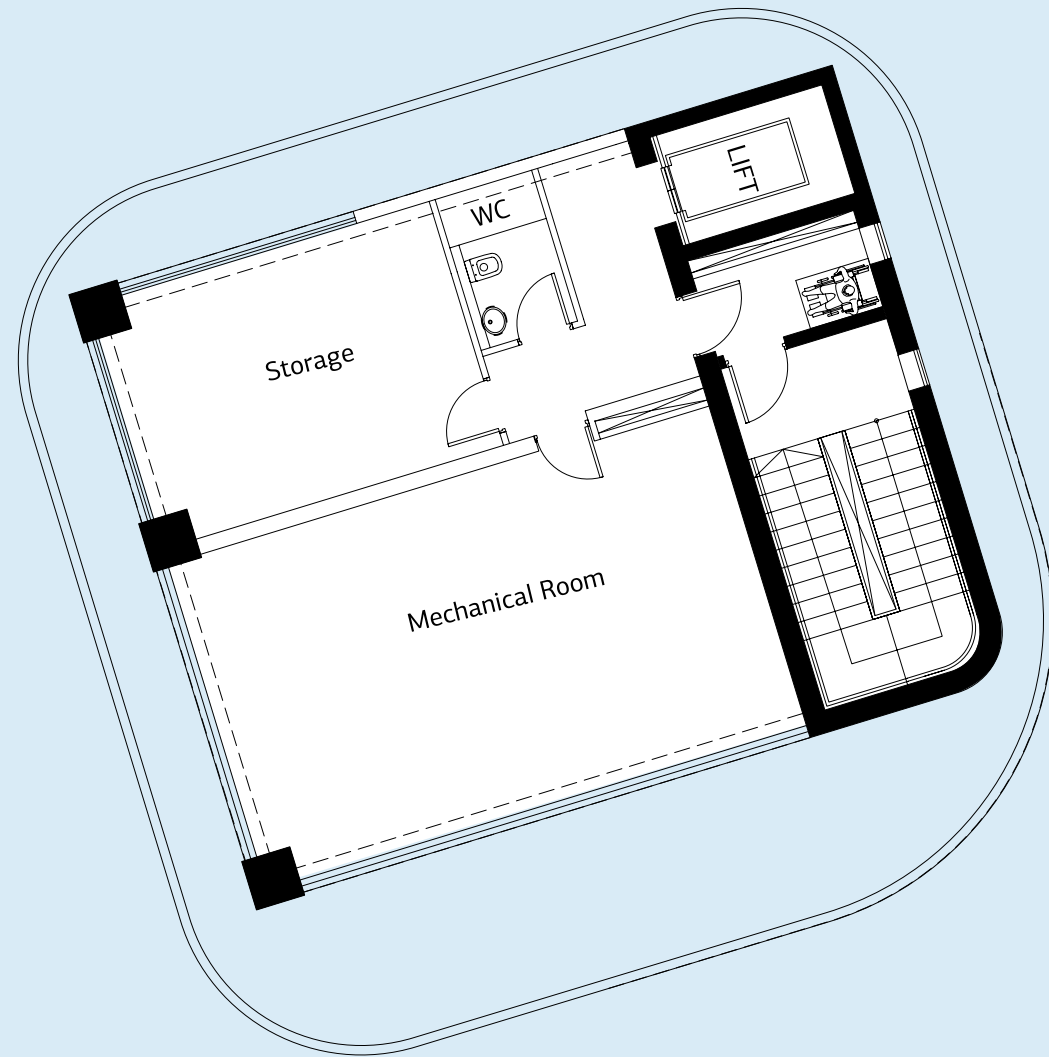


GROUND FLOOR



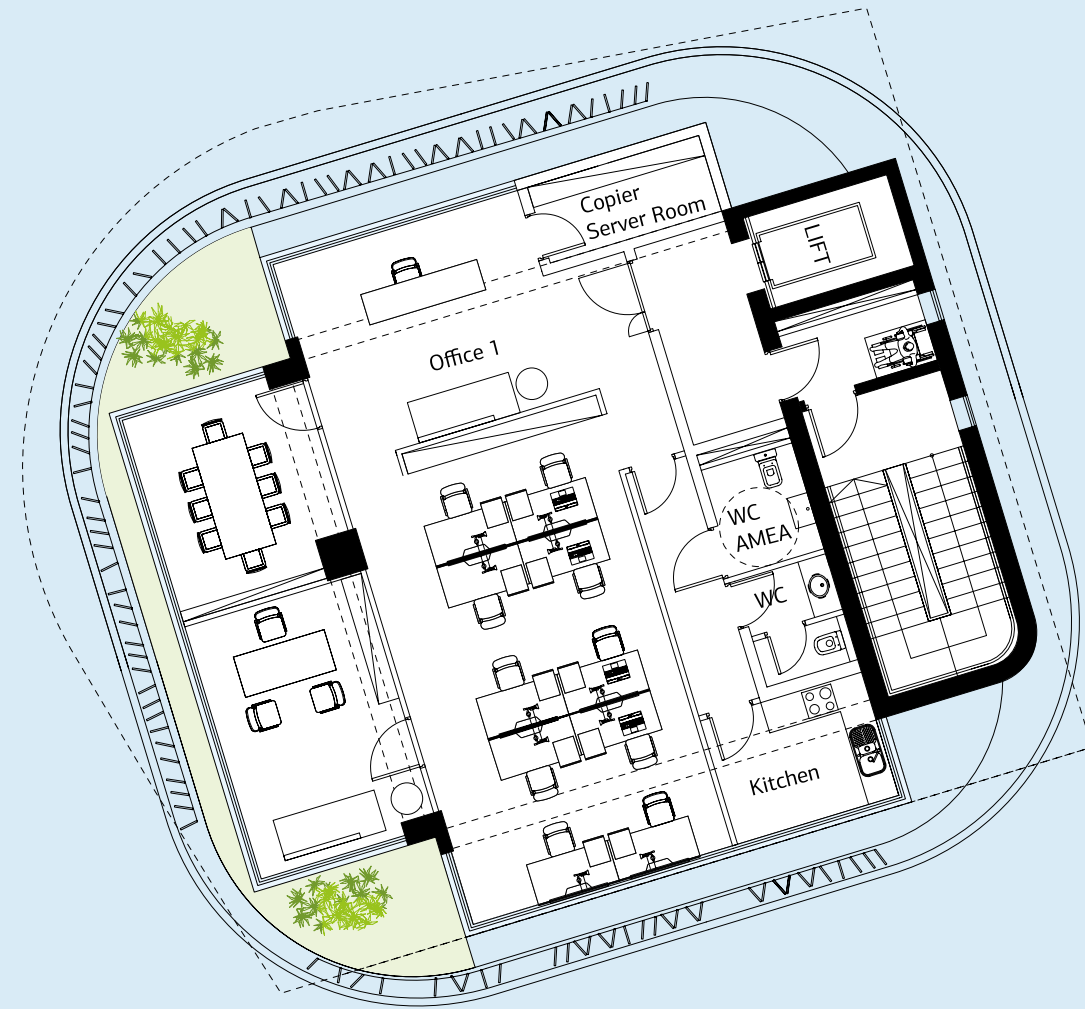
Lobby	40m ²
Circulation	24m ²

MEZZANINE



Storage	30m ²
Mech. Cal	53m ²
Circulation	33m ²

FIRST FLOOR

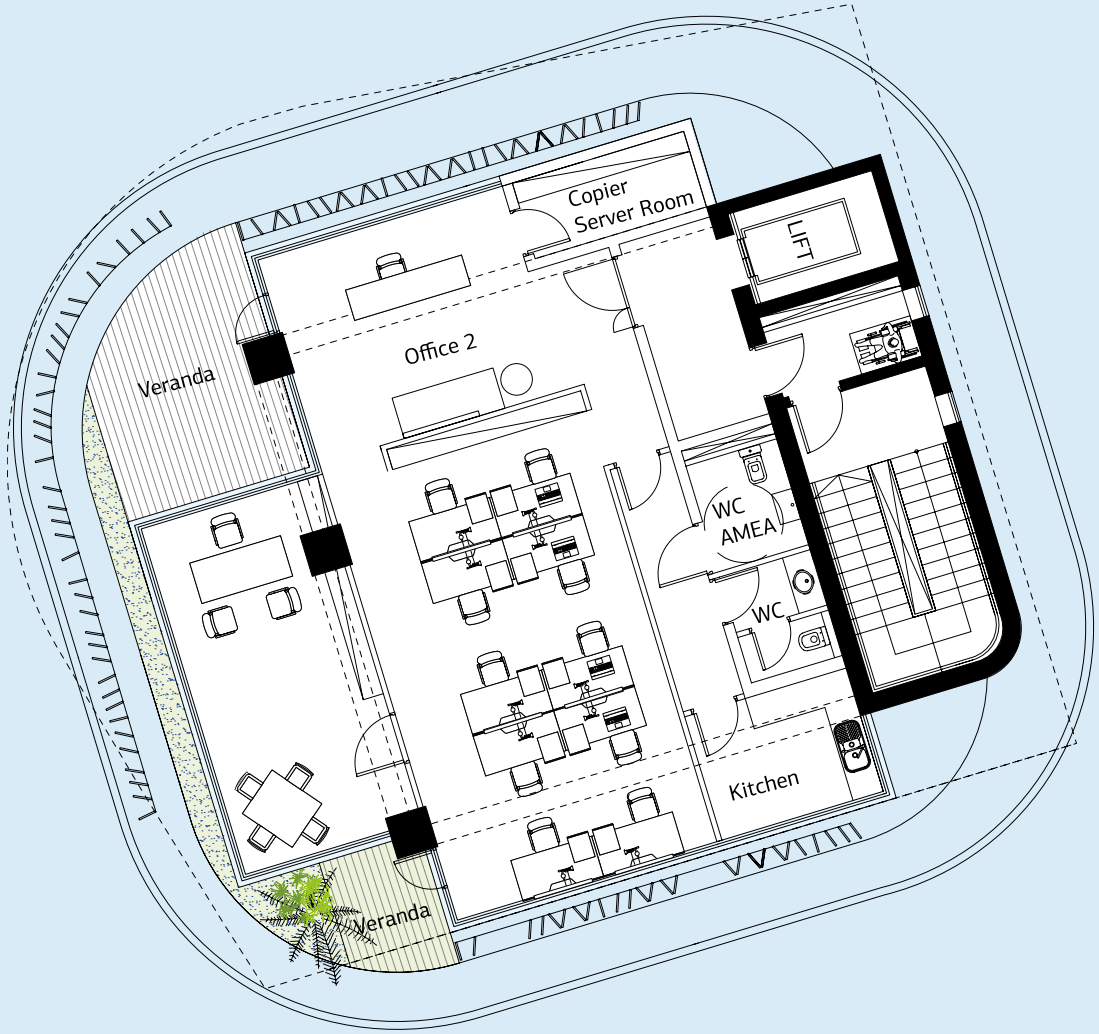


Office 1	144m ²
Green	42m ²
Circulation	25m ²



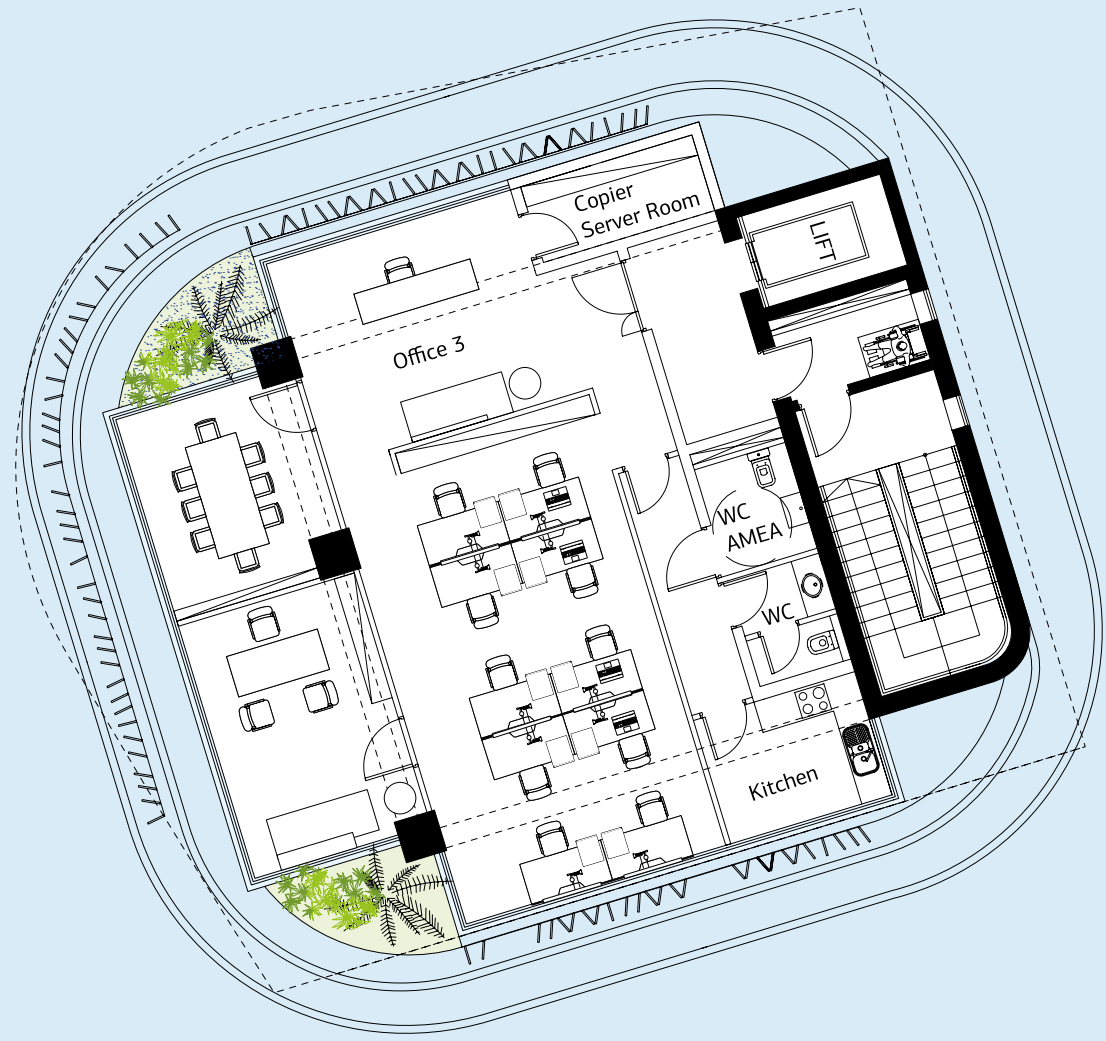


SECOND FLOOR



Office 2	136m ²
Veranda	10m ²
Green	27m ²
Circulation	30m ²

THIRD
FLOOR

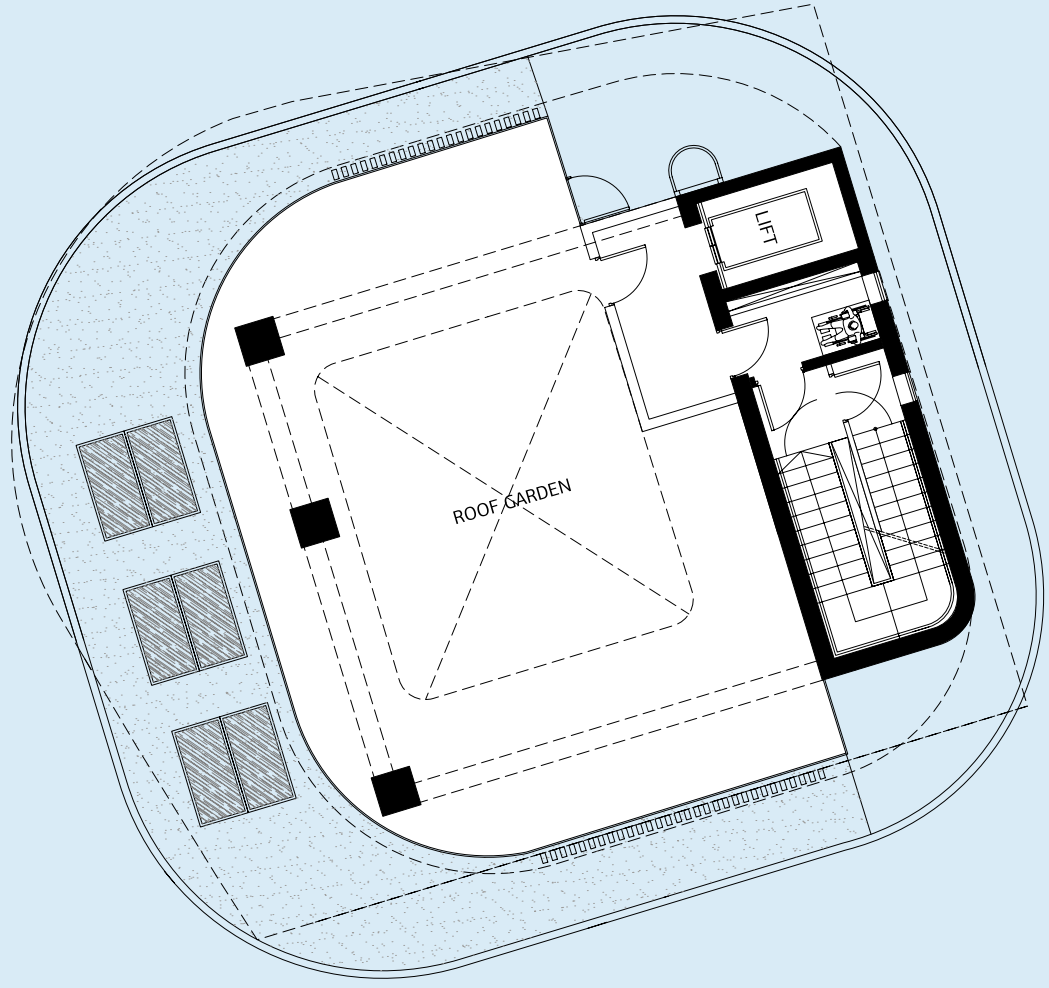


Office 3	144m ²
Green	16m ²
Circulation	25m ²





ROOF GARDEN



Veranda	113m ²
Green	53m ²
Circulation	33m ²



Project Specifications

1. BUILDING STRUCTURE

- 1.1 Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs. Steel supplier will be of European origin - Steel B500C
- 1.2 The design on both ways will be in line with European anti-earthquake construction specification codes.

2. WALLS AND CLADDING

- 2.1 The exterior walls will be constructed out of 35cm reinforced concrete.
- 2.2 The interior walls in common areas will be constructed out of hollow insulated bricks and will have 3 coats of normal plaster (25mm thickness) and will be applied on both sides of the brick's surface. Before applying the plaster, a fiberglass plastic net is applied in order to control settlements and Cracks of the walls, at all the joints of concrete with brick-walls.
- 2.3 The interior walls in office areas will be made of 12,5mm gypsum-board system with MW metal studs. 50mm of rockwool insulation will be placed within the two layers of gypsum boards.

3. INSULATION

- 3.1 Waterproofing of Basements will be achieved with 4mm Bitumen Membrane, placed between two layers of gross-beton under the foundations, and protected with 600 g/m² FONDALINE polyethylene sheet on basement walls.
- 3.2 Waterproofing of verandas will consist of 4mm Bitumen Membrane on the floor slab and Polyurethane insulation system (Mariseal 270) under the floor tiles.
- 3.3 Thermal insulation of exposed walls other than the cladding, will be STO Therm Classic System with 70mm Sto-EPS Board K80 and final render StoLit K 1.0.

4. INTERNAL FINISHES FLOORS

- 4.1 Above the concrete slab of each internal area: Light concrete screed S700 will be installed where the internal area will be paved by ceramics or marble. Grated concrete and anti-dust sealer will be installed in internal areas where there will be raised floor.
- 4.2 Marble paving in entrance and lift lobbies
- 4.3 Granite paving in staircase (flamed).
- 4.4 Ceramic tiles in toilets, verandas.
- 4.5 Raised floor in the offices: Panel W40 + Substructure TF3/SA High density (700 Kg/m³) chipboard core recycled and ecological, FSC certified mixed with thermosetting resin.

5. CEILINGS

- 6.1 Reception and elevator lobbies with gypsum-board suspended ceiling.
- 6.2 Offices and toilet areas with 600x600 mm metal suspended ceiling panels fixed in metal grid system (Down Clip 200 by CBI Europe – A1 Fire rated).

6. CURTAIN WALLS AND WINDOWS

- 7.1 Aluminium systems with double glazing glasses (Ug value less than 1.3 W/m²K) for all the floors of offices.
- 7.2 All other windows will be operable - tilt and turn type (MU2075 thermal series).
- 7.3 All aluminium parts will be powder coated with Interpon D2525 Structura by AkzoNobel with a colour approved by the Architect.



7. ROOF GARDEN

10.1 All the offices have access to the roof terrace and the common facilities through the common staircase and elevator.

8. CAR PARKING

11.1 Car parking spaces on one basement level and ground level.

11.2 All necessary installations for ventilation and fire safety for underground parking spaces will be according to the fire department terms.

11.3 Electric barriers controlling the entrance and exit of cars.

11.4 The car parking floor will be UniPoxy – Coat epoxy system (by GiZet) or similar.

MECHANICAL SPECIFICATIONS

- Energy class A office building
- High speed elevator 1,0 m/s

- Domestic hot water production with electric water heater system
- VRV/ VRF air conditioning system combined with ceiling concealed round flow cassette VRV/ VRF indoor units
- wall mounted split units for server rooms
- Ventilation system via heat recovery units

ELECTRICAL SPECIFICATIONS

- LED lighting
- Server room
- Structure cabling & WIFI network
- Fire detection system
- Lightning protection system
- Smart control system for lights
- Security system
- Sound system
- Access control system
- CCTV



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