



IKODOMIKI

STAVRIDES & STAVRIDES

Specifications, Aloe Court 6 - Acropolis, Nicosia, Delivery Q2, 2011

This commercial building is being constructed on **48 Acropoleos Avenue**, one of the most desirable commercial avenues of Nicosia. At an altitude of over 610 feet, this is the tallest area of Nicosia. The area is particularly popular with banks, consultants, lawyers, doctors and other professionals.

The property comprises of two underground parking levels providing ample parking for the employees and visitors of the building. Additional parking is also available at the nearby municipal parking area, just 150 meters behind the building or the St. Demetrios. Each one of the two parking levels covers 383 m², the ground floor and mezzanine cover 258m² and each one of the office floors covers 155m² with the exception of the first floor which has an additional 23m² of uncovered veranda and the sixth floor which has access to a 63m² roof garden. The total coverage of the building according to the official count of the building permit is 1.935 m².

The ground floor and mezzanine are designed as an impressive single shop, with exclusive use of the parking area in the rear of the building as well as two adjacent parking spots in the first basement. The remaining five floors provide a modern, state of the art, high technology office space. Every office floor has exclusive use of two parking spaces in one of the two basements. There is the option to apply for permission to link the shop and mezzanine to the offices by lift and through the stairs.

The total height of the building is 25.60 meters, substantially higher than the standard height of other 6 floor buildings. This allows for the use of a 20 cm tall raised floor and a 20 cm plasterboard ceiling to conceal air conditioning systems, lighting and to cover other possible electromechanical needs, whilst still allowing for a net 2.60 meters floor to ceiling height (the building's slabs have been designed so that no beams are sticking out to obstruct the installation of any equipment or furniture).

As one would expect for a building of this quality of design, the finishing specification is also high; some of the standard finishes include:

- A high quality concrete and steel frame building where the grade of concrete used is higher than that specified by the civil engineer (e.g. where C25 is specified, C30 grade concrete is used). To improve the quality of the structure, high technology products are mixed with concrete to ensure that the quality of the structure will be long lived. For example, water insulation is achieved using BASF Rheomac 701 waterproofing admixture. Where face concrete will be exposed to the elements of nature, Durostic Microsilica is mixed in the concrete to produce a denser and more waterproof surface with substantially better finish than that achieved using traditional products.
- A separate Daikin VRV air conditioning system per floor, thus allowing full flexibility and better management/control as well as improved energy efficiency and consumption. Compressors of the offices are located on the roof to limit noise & facilitate maintenance.
- Excellent thermo insulation (roof & walls).
- Energy efficient, low "e", glass curtain wall in the East and South East sides providing ample light and vitality in the office space.

- Quality aluminium windows in natural aluminium finish.
- Top of the range, 9-stop Mitsubishi lift with a luxurious cabin and marble floor. Many safety features make the Mitsubishi lift the king of lifts.
- Raised floor with quality laminate tiles to allow full current and future flexibility of design and space allocation.
- Tiled false ceilings all over to complement the flexibility offered by the raised floor.
- Structured cabling, ample electric and telephone sockets.
- Large electric fuse boxes per floor with plenty expansion capabilities.
- Ducts interlinking the floors to allow for a common computer network & telephone system.
- Concealed office lighting with electronic balance for a flicker free, comfortable environment.
- Security door per floor.
- Colour video phone.
- Fire alarm.
- Security cameras.
- Suspended WC systems offering space saving, better aesthetics and a more sanitary and easier to clean environment. Two WC & one kitchen per floor.
- All sanitary wear and tiles are by Villeroy & Boch.
- Hot water in all wash basins and sinks.
- A stunning main building entrance hall with a secure door for additional building safety.
- Roof garden with private access from 6th floor veranda using a galvanised steel Italian spiral staircase.
- Full adherence to fire regulations; emergency lighting in all common areas, "EXIT" signs, water supply per floor, fire doors etc.
- Lightening conductor on the roof offering protection from extreme weather conditions.
- "Steinel" (made in Germany) lighting automation in the two basements and other common building areas. Ample natural & additional mechanically assisted ventilation in the parking areas.
- Large storage room in the basement.
- Remote controlled ground and underground garage entrances (parking bar). Auto opening on exit.