



IKODOMIKI

STAVRIDES & STAVRIDES

Specifications, Aloe Court 8, Nicosia

This commercial building will be constructed on one of the most desirable commercial avenues of Nicosia, in an area particularly popular with banks and other financial institutions but also with accounting & audit firms, business consultants, lawyers, doctors and other professionals.

The property comprises of 11 levels, 3 under ground and 8 above the ground. The three underground parking levels provide ample parking for the employees and visitors of the building. Each one of the last two parking levels covers 463 m², whilst the first underground level is broken down to 292 m² of parking space and 171 m² of shop space. The total coverage of the ground floor is 252 m² and of the mezzanine 126m². The total coverage of the service floor is 213 m² whilst each one of the five office floors covers on average 206m². The last floor has access to a 75m² roof garden. The total coverage of the building according to the official count of the building permit is 3,048 m².

The ground floor and mezzanine are designed as an impressive single shop with multiple possible uses. The shop has exclusive use of at least 2 parking spaces on the ground floor, 3 in the first basement and an additional 2 spaces in the second underground level. The remaining 5 floors provide a modern, state of the art, high technology office space. Every office floor has exclusive use of 3 parking spaces in one of the last two basements. All 26 parking spaces are covered. The shop basement and mezzanine are linked with an internal private lift as well as an internal spiral staircase.

The total height of the building is 29.30 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 2.70 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 with the provision to withstand two additional floors in the event the building coefficient changes and your future needs require more space. 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 fare 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. Colourless concrete preserver will be used to protect all fare face surfaces.
- 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.
- Excellent thermo insulation (roof & walls).

- Energy efficient, low “e”, glass curtain wall providing ample light and vitality in the office space.
- Quality aluminium windows in natural aluminium finish with thermal block for better energy efficiency.
- Top of the range, 10-stop Mitsubishi lift with a luxurious stainless steel 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.
- Acoustic 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 7th 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.
- Lightning 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 basements.

- Remote controlled ground and underground garage entrances (parking bar). Auto opening on exit. Traffic lights on ramps.
- Dulux paints by ICI