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EXCELIA TOWER

Project Specifications

- Privately-owned commercial building, strategically situated in a prime location in central Limassol.
- Accessible via three major Avenues.
- Poised to set new benchmarks for environmentally focused commercial real estate in Cyprus, offering 2,300 m² of open-planned office space to meet ANY business needs.
- A model of sustainable and innovative workspace in Limassol

The project's Design & Supervision is spearheaded by pioneering companies in their respective fields.

- Architectural & Interior Design by 'Leventis & Leventis Architects'
- Structural-engineering by 'A.S.D Hyperstatic Engineering Design'
- ElectroMechanically-Engineered by 'Prime-Design Services'.

Key specifications include:

- High-speed internet connectivity
- advanced security systems
- smart building automation
- energy management systems
- CCTV surveillance
- access control systems, and
- secure parking facilities.

Accessibility

Compliance with ADA standards and ease of access for individuals with disabilities, including elevators, ramps, and designated parking spaces.

Parking and transportation

Ample on-site parking, electric vehicle charging stations, and easy access to public transportation.

CONSTRUCTION SPECIFICATIONS

The structural frame of the building is of:

- a Re-inforced concrete frame and hollow-section clay bricks (25cm for the exterior ones and 10cm for the interior ones) for the basement and Ground floor Levels, and
- a Heavy-gauge metal frame with Plasterboard-System walls for the Extensions, the Mezzanine and the 4 Floor Levels of Office space.

The Roof level will be for common use and will be waterproofed and thermally insulated.

The boundary walls will be of fair-faced concrete with cement-grafiato finishes.

External Surfaces (General)

- The Aluminium exterior cladding panels will be of 5mm Alucobond or similar, their colours will be chosen by the Architect. 10-year warranty on colour and shape degradation.
- HPL Panels: 6mm thickness, their colours will be chosen by the Architect. 10-year warranty on colour and shape degradation
- Both systems will be supported on treated timber joists or galvanized steel supports per 60cm square, and their panel gaps will be as in Architectural drawings

Exterior floors

- The balcony surfaces will be covered with thermal & asphaltic insulation and ceramic tiles Porcellanato 1st quality or 1st Commercial R12 or R13 of purchase Value €20.00/m² will be applied.
- All grouting will be of an elasticated (epoxic) material.
- The ground floor parking area around the main entrance will be completed in Granostone finish of Value €50/m² on top of a concrete screed.
- The ground floor parking area to the south-east corner will be completed in Asphalt, similar to the public roads.

Basement Parking Area

- The concrete walls, columns and beams will be cleaned and sanded superficially to accept two layers of Emulsion paint.
- All columns will be covered up to the height of 1.00m with black/yellow striped self-adhesive strips of highly-reflective qualities (samples to be provided).

Aluminium/Glazing

Aluminium & Glazing (Curtain Wall):

- MU4200 Semi-Structural Thermal system (with opening panels as in Elevations) in Dark Grey Futura colour 359
- Double Glazing panels 6mm i-Plus Energy N 16mm air 100%, 5mm Clear Uglass: 1.1W/m²K maximum as Specified in the Thermal Efficiency Study.

Aluminium & Glazing (Doors and Windows)

- MU3000 Thermal for Sliding doors, in Dark Grey Futura colour 359
- MU2075 Thermal for Opening, Tilting and Non-opening windows, in Dark Grey Futura colour 359
- Double Glazing panels 6mm i-Plus Energy N 16mm air 100%, 5mm Clear Uglass: 1.1W/m²K maximum as Specified in the Thermal Efficiency Study.
- MU700 in Dark Grey Futura colour 359 for Louvered doors of auxiliary rooms (EAC rooms, Stores, etc)

Internal Surfaces (Walls & Ceilings)

All will be of Certified European Standards on galvanized steel framework, 60cm vertical

- Interior Walls 125mm

Plasterboard x2 on both sides on 75mm frame, 1mm of acoustic membrane. Thickness 12.5mm (700kg/m³ or more), Fire reaction: A2, $\lambda=0.20\text{W/mK}$

- Interior Walls 150mm Water-proofed

Plasterboard x2 on one side, WP Plasterboard on Wet-Area side, on 75mm frame, 2x1mm of acoustic membrane. Thickness 12.5mm (700kg/m³ or more), Fire reaction: A2, $\lambda=0.20\text{W/mK}$

- Exterior Walls 240mm

60-minutes of Fire Resistance, 100mm of Rockwool Insulation, Air-gap between exterior and interior framework, 1mm of vapour-barrier membrane on the outside, 1mm of

Acoustic membrane on the inside. Cement-board Exterior Thickness 12.5mm (900kg/m³ or more), Fire reaction: A1, $\lambda=0.20\text{W/mK}$, Water absorption less than 10%.

All interior surfaces of Plasterboard/Cement-board will be covered in 1 layer of spatula and plastic netting at the joints, 2 layers of interior fine plaster, one coat of stabilizer paint and 3 coats of Crown Silk-finish Emulsion Paint.

- The 60x60x1.2cm Mineral wool Ceiling tiles will be water-repellent, be of Fire Class A, Flame-resistance, Non-toxic fumes (Smoke Index: 0), Sound absorption (NRC more than 0.75)
- They will be supported on a ceiling-supported galvanized metal frame with a painted visible side.
- The plasterboard ceiling will be constructed on 55mm galvanized steel skeleton, 350mm from the existing fire-proof ceiling.

Interior Cladding:

- The Lift walls will be clad with polished Italian Marble of value €60.00/m² according to the design of the Architect.
- Ceramic tiles of Purchase Value €20.00/m² will be applied on all vertical surfaces of toilets up to a height of 2.30m.
- Kitchen tiles between the counters and cupboards, of size 10x10cm or 15x15cm, semi-matte finish and value of €20.00/m².

Interior Floors

- Main Lobby: Will be clad in marble pieces of purchasing value €60.00/m² and the same finish will be applied around the elevator door and inside the elevator floor.
- Common Areas (corridors): Raised-floor panels will be 600x600x30mm, Chipboard (density 700kg/m³) or similar, Fire resistance of 15 minutes or more, size variation 0.3mm maximum. Pedestal system should be of galvanized steel and have a structural strength of 25kN/m².
- Office areas: All office floors will be covered with a Raised Floor System of HPL finish, of value €55.00/m².

Pre-Constructed pieces

- Marble of 30mm thickness used for all the window ledges, door ledges, along the length of the Glass Railing, of purchase value of €25.00/m.
- Same as above for bathroom wash-basins, where applied.

Metalworks

- There will be double metal gates for the four vehicle-access points with a cost of around €2,000.00 each.
- Remote-controlled mechanisms for opening the gates will be installed for all gates, to ensure safe access and privacy.
- The balcony railings will be of clear laminated glass and aluminium design of approximately €120.00/m, or similar.

Carpentry

- Main Entrance Office Doors & Frames will be according to Fire Specifications (30-minute Fire Resistance), Timber paneling on soft-wood panels, total thickness 45mm, with accessories of €120.00 and a Security lock of value €200.00/pc. Interior doors & frame: will be of MDF glossy spray-paint finish with accessories of €50.00, 90cm minimum width, Stainless steel handle and lock, 3 hinges, stopper, rubber-strip on frame for acoustic insulation.
- Kitchen cupboards: the internal structure will be of white melamine and the visible parts will be 18mm MDF with glossy spray-paint.
- Wash basins' tops will be of 18mm marine plywood structure, clad in glossy marble 20mm thick. The internal structure will be of white melamine and the visible parts will be 18mm MDF glossy spray-paint.
- Staircase Doors will be according to Fire Specifications (30-minute Fire Resistance) and their visible parts will be MDF with glossy spray-paint.
- Fire Doors in Staircase & Fire Lobbies will be of 90cm minimum width, Push-Pull handles, re-inforced glass panel on larger door panel, 30-minute Fire Resistance, intumescent strips perimetrically on frame.

Mechanical Installation

The Specifications for all the Mechanical installations will be outlined in the document to be prepared by the Mechanical Engineer.

- The common wc units on all floors will have their own water tank/immersion heater and will be located in the Mechanicals area, as well as the cold water tanks working through a water-pressuring system.
- Each floor will be controlled individually via manifolds.
- The building will also have a Dry-Riser System, as required by the Cyprus Fire-Brigade Department.
- The Air-conditioning of all areas will be via a VRF-system with 2 units per floor, and 60x60cm cassette units in all the interior areas, integrated into the ceiling design.
- Each floor will also have 2 Heat-Recovery Units for better efficiency and economy.
- The sewage system will comprise of a vertical and horizontal piping ending in the basement, where it will be connected to the Public Sewerage system.

Electric Installation & Lighting

The Specifications for all the Electrical installations will be outlined in the document prepared by the Electrical Engineer.

- The installation will comply with the latest Regulations of the Electricity Authority of Cyprus, and will be checked in the end by inspectors of the EAC and the appointed Electrical Engineer.
- All wiring will be of 1st grade materials distributed in the floors and False ceilings via conduit pipes of uPVC, as approved by the EAC.
- There will be strip LED lighting in the common corridor areas, along the top of the ceiling edge.
- The wc & wash-basin areas will be lit by recessed PL LED lights.
- The balconies will be lit by Ceiling units of IP63, as chosen by the Architect.
- The office areas will be lit according to the Electrical Engineering plans, with Recessed PL lights of €50.00/pc purchase value, to a minimum of 500lux at desk-height, as required.
- There will be a Videophone installation in each office unit, allowing Access control.
- The Structured Cabling installation in the offices will be distributed under the Raised Floor System, as specified by the Electrical Engineer.

For any further information and/or clarification, please contact our office.

CMC Commercial Centre

AREAS/PRICE LIST

| Office No. | Floor | Internal Area (Net) | Covered Verandas | Communal | Total Covered Area | Uncovered Verandas | Store Rooms | Total Area | Parking Places | AVAILABILITY |
|------------|--------------|---------------------|-------------------|-------------------|--------------------|--------------------|-------------------|-------------------|----------------|---------------------------------|
| | | [m ²] | [m ²] | [m ²] | [m ²] | [m ²] | [m ²] | [m ²] | | Euro + VAT |
| 0 | Basement | 988 | 0 | 80 | 1,068 | 0 | 115 | 1,262 | 29 | <i>plus EAC Substation area</i> |
| 001 | Ground Floor | 612 | 110 | 169 | 891 | 0 | 8 | 1,067 | 26 | |
| | Mezzanine | 149 | 50 | 65 | 265 | 358 | 131 | 819 | 0 | |
| 101 | 1st Floor | 279 | 96 | 77 | 452 | 0 | 0 | 529 | 0 | |
| 201 | 2nd Floor | 269 | 87 | 77 | 433 | 0 | 0 | 511 | 0 | |
| 301 | 3rd Floor | 293 | 85 | 77 | 456 | 0 | 0 | 533 | 0 | |
| 401 | 4th Floor | 292 | 58 | 77 | 427 | 0 | 0 | 505 | 0 | |
| | Roof-Terrace | 0 | 0 | 68 | 68 | 393 | 0 | 529 | 0 | |
| | Total | 2,883 | 486 | 691 | 4,060 | 751 | 253 | 5,755 | | |