GATEWAY

OFFICES

LIMASSOL



PREMIUM DESIGN-LED OFFICE SPACE IN A CONNECTED, PRIME LOCATION. GATEWAY WELCOMES YOU TO A NEW WAY OF WORKING.



Computer generated imagery is indicative only.

DISCOVER INNOVATIVE OFFICES IN THE HEART OF VIBRANT LIMASSOL

Situated within the prestigious new Gateway Residences development, this exciting new office space brings new meaning to 'working from home'.

Step inside the building's striking aluminium façade and you're welcomed by a lush green wall, while generous ceiling heights, large floorplates and expansive, thermal-insulated glazing combine to create an uplifting sense of space, as well as revealing the city views beyond.

Defined by contemporary design and unrivalled connectivity, Gateway Offices captures Cyprus's modern, outward-looking spirit.





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LIMASSOL

AT THE MEDITERRANEAN'S CUTTING EDGE



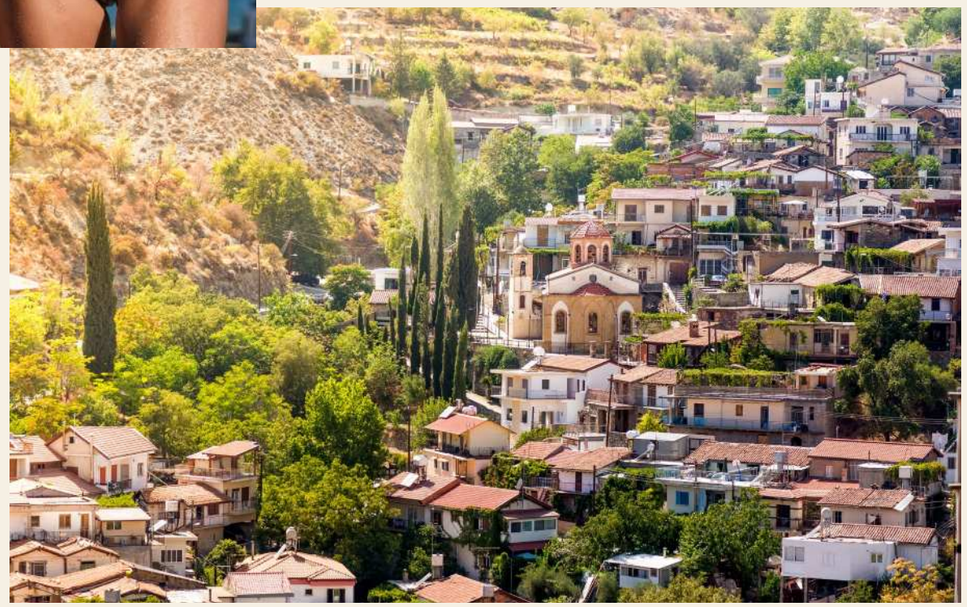


BUSINESS AND PLEASURE, IN PERFECT BALANCE.

Cyprus is a place that inspires you to grow, both professionally and personally.

The island offers an attractive residency programme and tax regime – one of the lowest corporate tax rates in the EU, in fact – plus visa-free access to European talent and a young, educated population to help your business thrive.

Add a beautiful coastal location, pleasant year-round climate and laidback Mediterranean lifestyle into the mix, and there are many more reasons why Limassol is a compelling destination for companies and individuals alike.









AN INTERNATIONAL CENTRE OF BUSINESS

Limassol is an ideal hub for business with a dynamic town centre, seaport and is situated equi-distant to two international airports

JOURNEY TIMES (BY CAR)

IBU Bank of Cyprus
3 MINS

Mediterranean Hospital
5 MINS

Limassol Zoo
6 MINS

Ygia Polyclinic Private Hospital
6 MINS

Limassol Shopping Centre
7 MINS

Limassol District Court
7 MINS

Income Tax Office
7 MINS

Citizen Service Center
9 MINS

Four Seasons Hotel
9 MINS

Molos
10 MINS

Limassol Distict Office
10 MINS

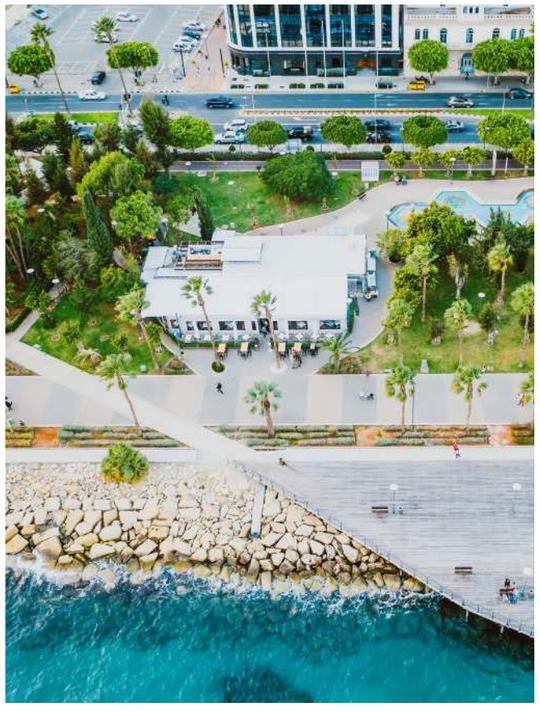
Limassol Marina
11 MINS

Tax Department
11 MINS

My Mall
13 MINS

Paphos International Airport
43 MINS







WORK SMARTER, EFFORTLESSLY



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THE FUTURE OF WORK IS HERE

The future-proof, flexible spaces at Gateway Offices are designed to maximise your team's potential, productivity and wellbeing.

Interiors are carefully designed to promote communication and collaboration, featuring adaptable spaces for working, meeting and relaxation.

Each of the four office floors benefits from outdoor space, with a variety of covered and uncovered verandas offering a breath of fresh air, whether for team meetings or an alfresco lunch break. What's more, underground parking and lifts to all floors mean that you can go from car to desk in seconds.

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SPECIFICATIONS

EXTERNAL

- Foundation uniform slab of reinforced concrete with high tensile reinforcement.
- Structural frame of reinforced concrete, earthquake designed according to Eurocodes.
- External walls to be Clay bricks 250 mm min thickness, covered with thermal insulation.
- Internal walls to be gypsum plasterboard.
- Slab to slab height 3.70m.
- Clear height of habitable space 2.90m
- Internally three coats plastering with white paint finish.
- Facade materials to be Decorative Concrete, Graffiato and Alucobond panels.
- Waterproofing to be installed for underground parts, verandas, roofs and bathrooms.

INTERIORS

- Internal MDF doors, laminated finish and color white smoke, with hidden hinges.
- Height will be adaptable, based on office's design.
- Tiles 120 x 60 cm for walls and floors in restrooms.
- Tiles 120 x 60 cm in Lobby floor.
- Aluminum panoramic double-glazed wall system.
- Two lifts

RESTROOMS

- Restroom for disabled in each floor.
- Combination of two types tiles 60 x 120 cm on walls and floors.
- Extractor fans guiding ventilation outside.

ELECTRICAL, HEATING & COOLING

- Spots lights in Restrooms, Corridors and Kitchen area.
- White sockets and switches in common areas by company Legrand.
- Telephone and broadband internet points provisions in all areas by company Legrand
- VRF air conditioning system provision for cooling and heating: designated space at the roof for external blocks, pipes from the roof into offices, no internal blocks

ENERGY & EFFICIENCY

- Photovoltaic system per office reducing expenses cost.
- The building has an energy efficiency class A certificate.

STORAGE

- Private storage for each office at the basement and each floor.

TERRACES & EXTERNAL AREAS

- Glass balustrades
- Tiles 60 x 60 cm on terrace and balconies.
- Private Roof Garden for the 4th floor office 401.

SECURITY

- Entrance via key/card to the complex with 24-hour access.
- Fireproof Security locking doors with Laminate finish white smoke color. Height 220cm.
- Indoor and Outdoor intercom system (provision for shell & core offices), audio and video push button panels.

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GATEWAY SITE PLAN

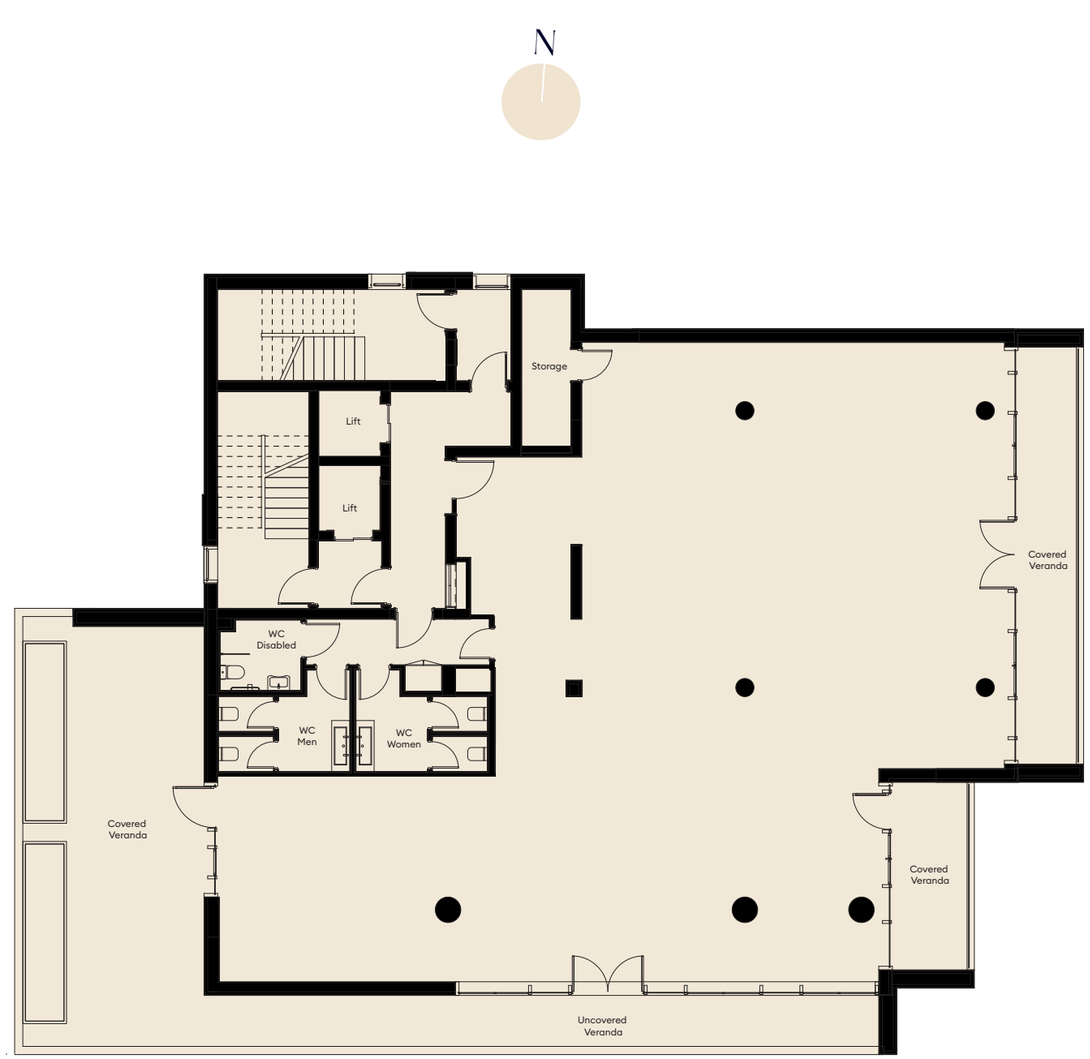


A GATEWAY OFFICES

B GATEWAY RESIDENTIAL

1. Office Entrance
2. Garden
3. Parking Entrance
4. Lobby
5. Showroom Area
6. Residents Entrance
7. Pool Area
8. BBQ Area
9. Block B Parking Entrance
10. Storage Areas

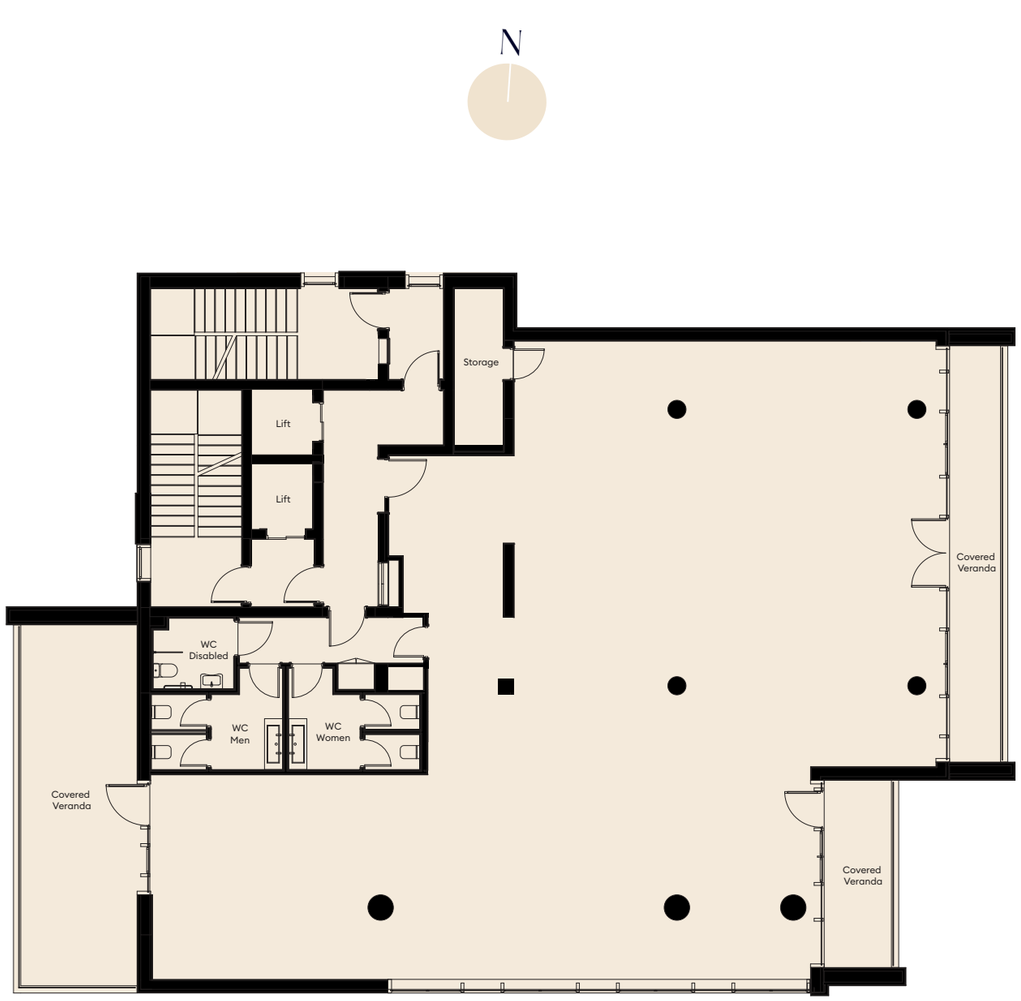
FIRST FLOOR



101

Indoor Covered Area	320.00m²
Covered Verandas	66.20m²
Uncovered Verandas	63.15m²
Common Areas	24.16m²
Total	386.20 m²

SECOND & THIRD FLOORS



201 & 301

Indoor Covered Area	320.00m²
Covered Verandas	66.20m²
Uncovered Verandas	–
Common Areas	24.16m²
Total	386.20 m²

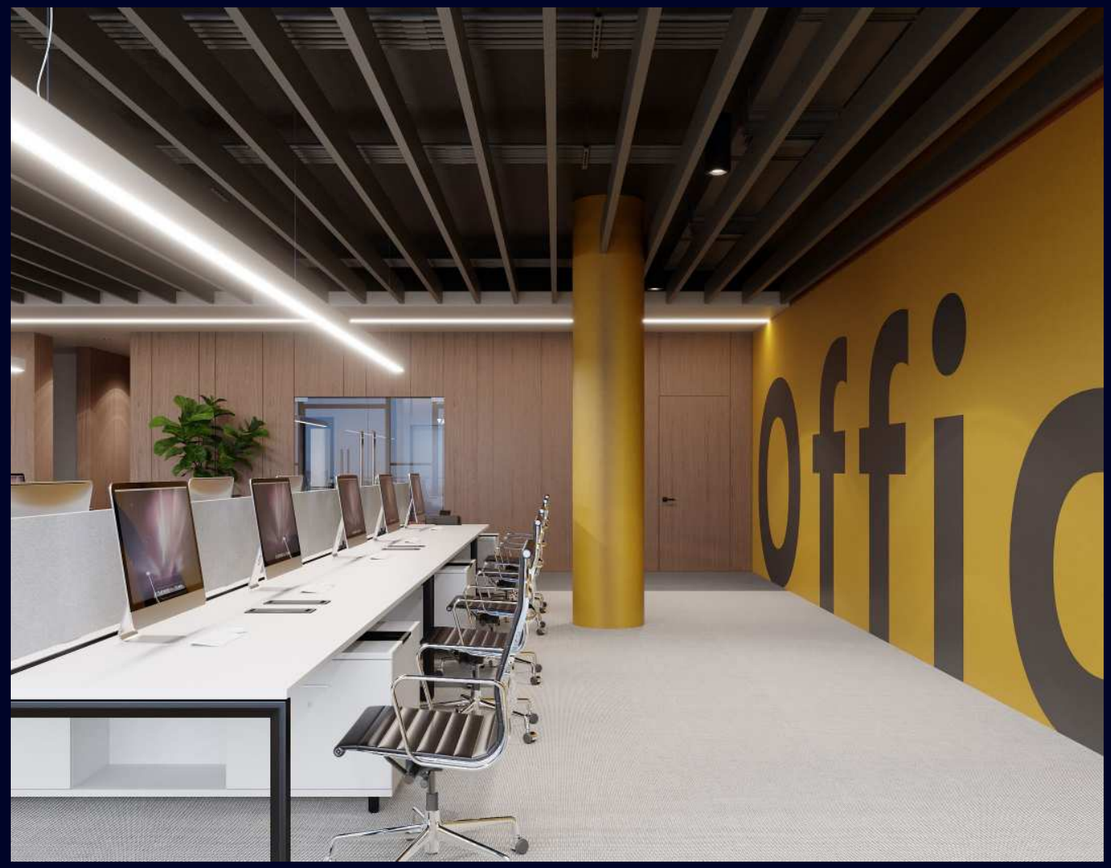
FOURTH FLOOR

N



401

Indoor Covered Area	308.00m²
Covered Verandas	63.90m²
Uncovered Verandas	–
Common Areas	23.25m²
Roof Garden	83.60m²
Uncovered Roof Garden	107.25m²
Total	371.90 m²



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