

GALLIPOLI 18



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Business centre at the heart of Nicosia



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Schedule of Areas

FLOOR	AREA m ²	USE	OTHER AREAS m ²		STAIRCASE AREA m ²	PARKING SPACES
Basement	505	Parking	45	AHK etc	32	15
GROUND FLOOR	160	SHOP	46	MAIN LOBBY	23	7
MEZZANINE FLOOR	80	SHOP	70	1ST FLOOR OFFICE	31	—
1 st	210	OFFICE	33	VERANDAS	29	—
2 nd	210	OFFICE	33	VERANDAS	29	—
3 rd	210	OFFICE	33	VERANDAS	29	—
4 th	210	OFFICE	33	VERANDAS	29	—
5 th	126	OFFICE	110	VERANDAS	30	—

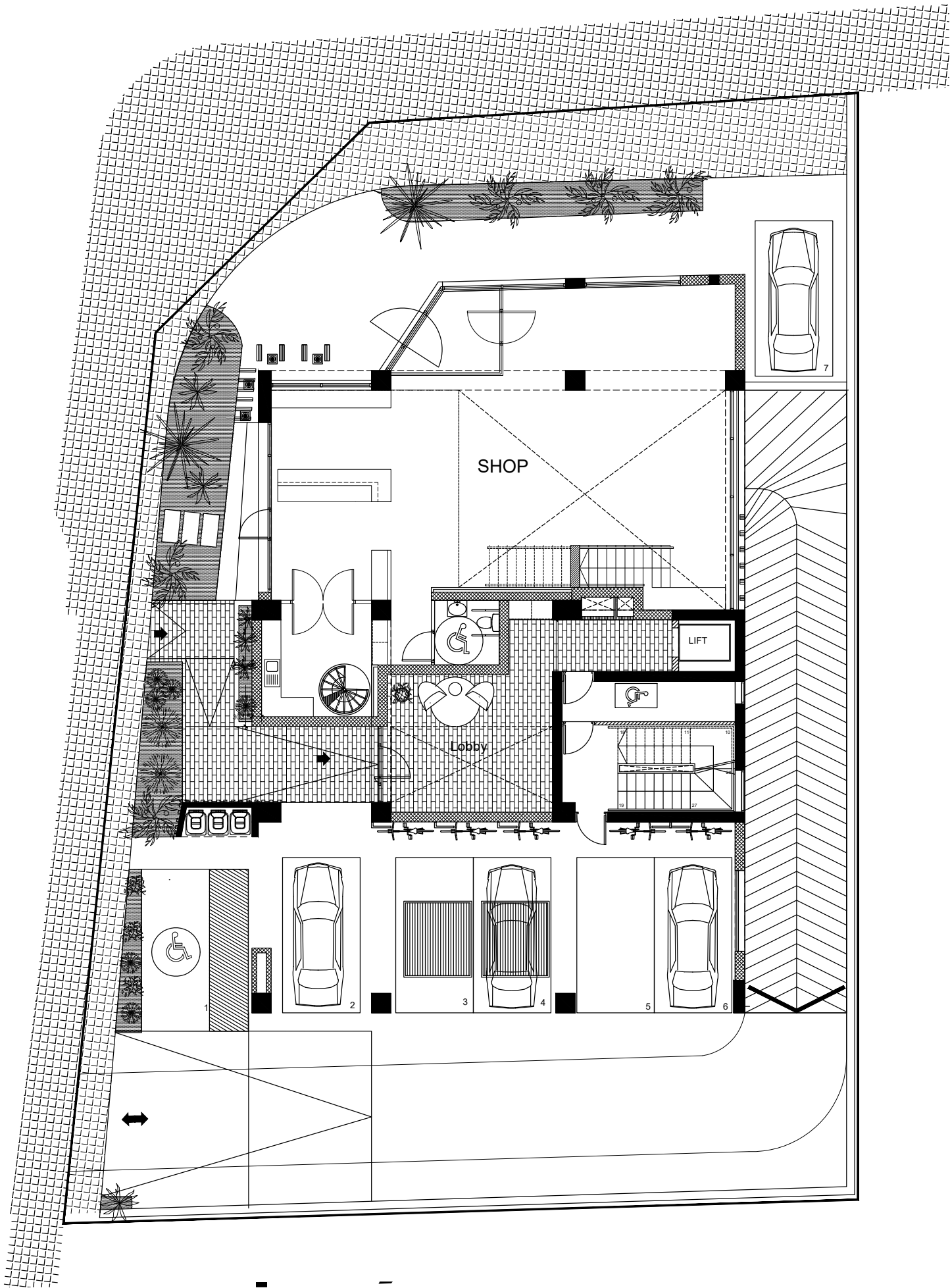


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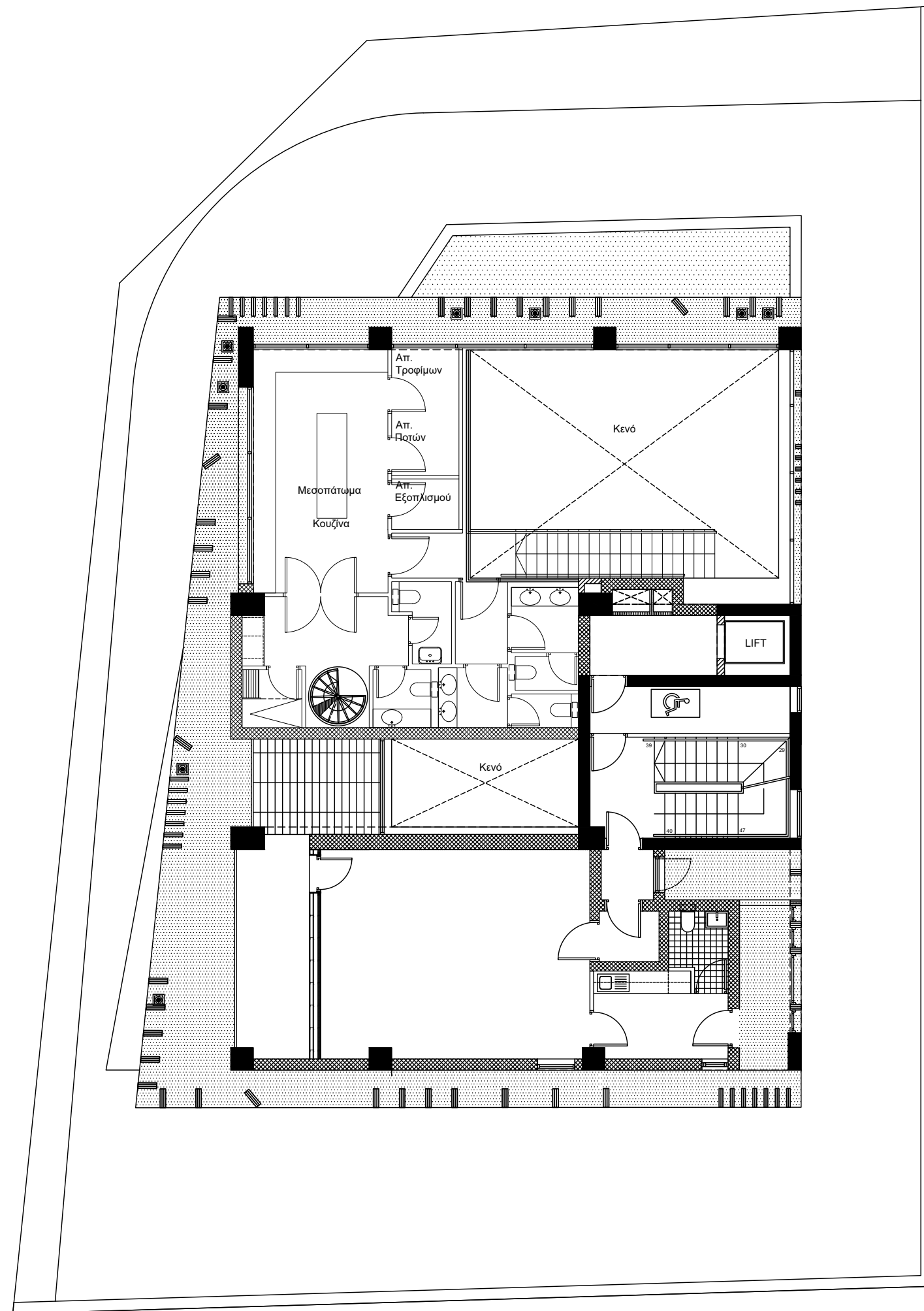



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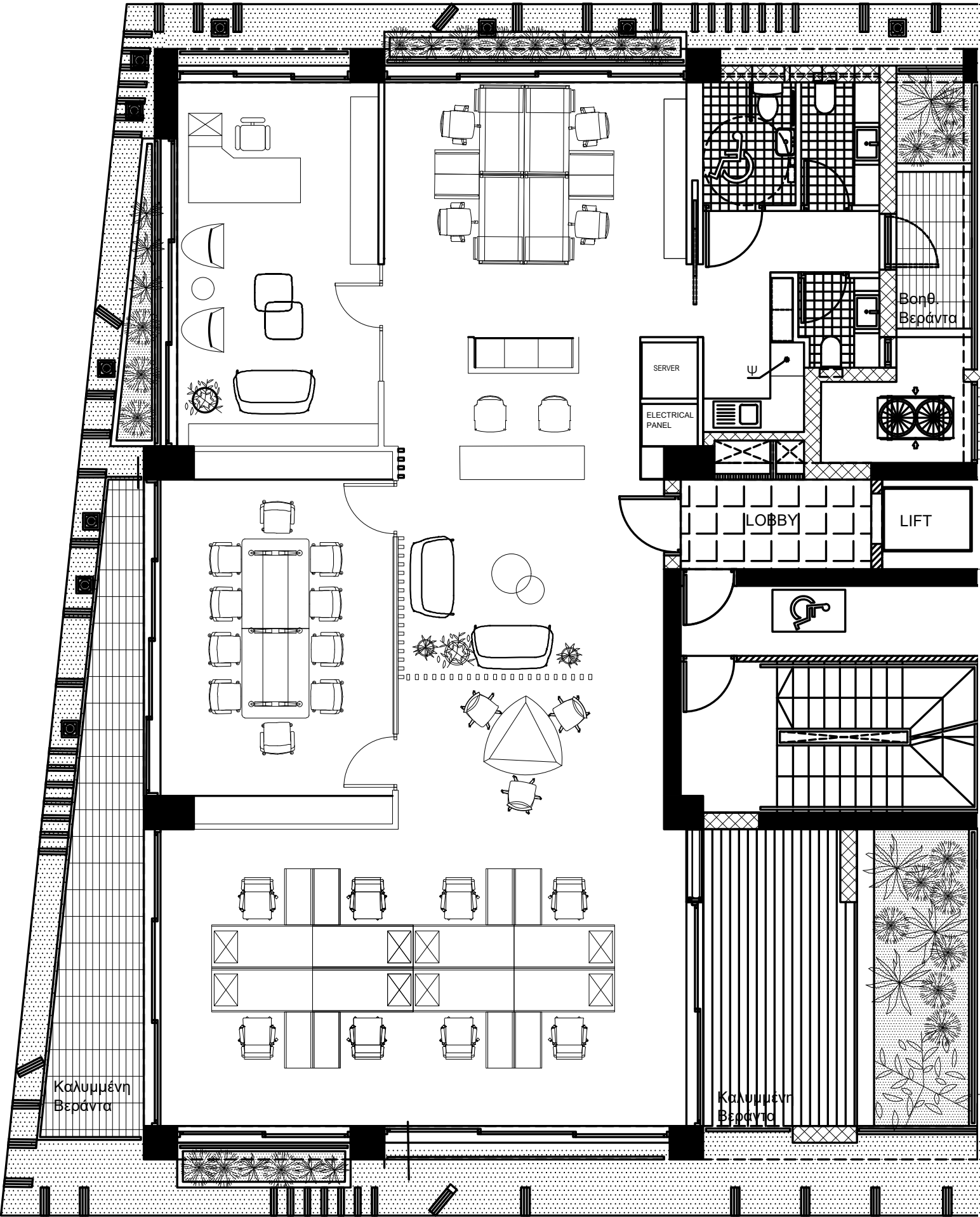
Ground Floor



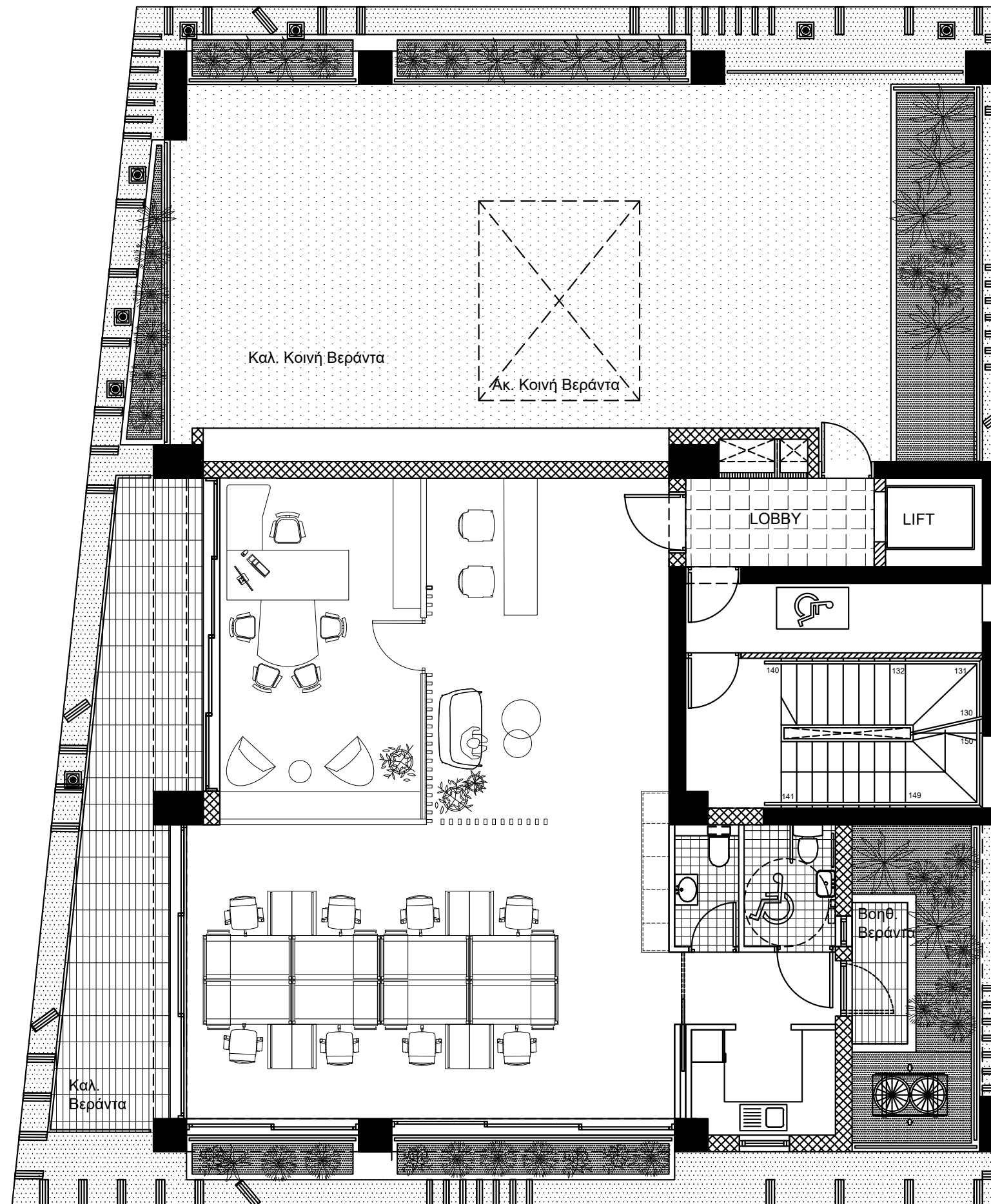
Mezzanine Floor



1st - 4th Floors



5th Floor



Specifications

STRUCTURE

- Reinforced concrete structure designed according to the relevant European Standards and the Earthquake Code

FINISHES

- Entrance Lobby, Common Areas & Verandas: Marble finish
- Office Areas Floors: Raised floor tiles 60X60cm
- Office Areas Ceilings: Gypsum board ceilings

PARKING

- A total of 22 parking spaces are provided in the basement and ground floor of the building.

MOISTURE INSULATION/ RAINWATER MANAGEMENT

- All concrete surfaces exposed to the earth, along with balconies and roofs, are thoroughly insulated against moisture to prevent water penetration and maintain structural integrity.
- Rainwater is effectively collected, managed, and discharged through a combination of surface flow and an integrated piping system.
- Water from the basements is handled by an automated pumping station equipped with two pumps, ensuring reliable and continuous drainage. This system efficiently prevents flooding or water accumulation, keeping the basement area dry.

THERMAL INSULATION

- The building is Category A certified for energy efficiency, meeting high standards of sustainability and performance. All exposed surfaces are thermally insulated with a 10cm Rockwool or an equivalent system, in compliance with current legislation and the design calculations.

WATER SUPPLY

- Pressurized water system is installed for the water supply on each floor. Hot water is provided with the use of electric instant water heaters installed in each office.

PASSIVE & ACTIVE FIRE PREVENTION

- Fire compartments are defined according to the design and fully sealed at points of intrusions. Fire doors and other material are certified as appropriate.
- An addressable analogue Fire Alarm detection system is provided for the whole building.
- An active central firefighting system (electrically and diesel operated) is installed and is connected to fire hose reels distributed through the whole building. A dry riser is also installed.

WHEELCHAIR ACCESS

- The building is fully wheelchair accessible and designed to be user-friendly. Refuge areas are provided at staircase landings for use in case of fire. Additionally, one parking space is designated on ground floor level.

COOLING & HEATING

- All office areas and ground floor have a central ducted Air-Conditioning VRV system. The system is of high energy efficiency. Internal units in office spaces are of cassette type.

VENTILATION

- A central Heat Recovery Unit is installed in all offices for fresh air and ventilation.
- The basement of the building also has ventilation system.

ELECTRICAL INSTALLATION

- Electrical installation is according to BS7671, 17th edition and the latest local legislation. A lightning protection system is also installed. A small back-up generator is installed to support common areas in the case of electricity failure.

STRUCTURE CABLING, NETWORK & WIFI

- For the structured cabling system, UTP CAT6 cables are used for the internal points as well as fiber optics provisions for the main supply of telecommunication services according to the latest standards.
- WiFi provisions are installed with full coverage of all areas of the building. A full installation can be provided at extra cost, according to client requirements.

INTERCOM SYSTEM

- IP video Intercom system is provided in every office, giving access and control to the main entrance.

SECURITY

- Access to all parking areas is controlled by entrance gate barriers. Provisions for internal access control and monitoring are also available, in the case occupants wish to install such a system at an extra cost. Provisions are also available for installing Burglar Alarm system.

CCTV

- CCTV system with IP cameras is installed internally and externally in the common areas and the parking.

LIFT

- The building is served by a high speed (1.6 m/s) lift, capacity of 8 people (630kg), installed and serviced by KONE Elevators Ltd. The lift is machine-room-less and includes an Emergency Battery Drive for door opening in case of electricity failure

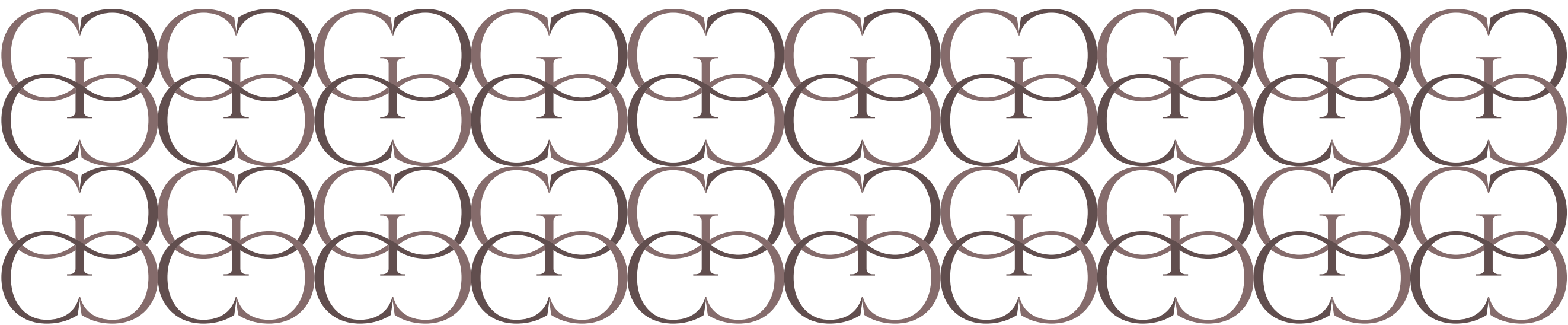
ELECTRIC VEHICLE (EV) CHARGING STATIONS

- Provisions for EV charging stations are made for all parking positions. Full installation at 2No (1 double outlet) parking positions.

PHOTOVOLTAICS SYSTEM

- A Photovoltaic System of 80 panels is installed on the roof of the building, of total capacity of 47kW. The panels are grouped into strings and allocated to each office and the common areas. Every single office/ownership is supplied with an independent system, under the "Net Billing" scheme, so that every owner has a direct benefit from the energy production.



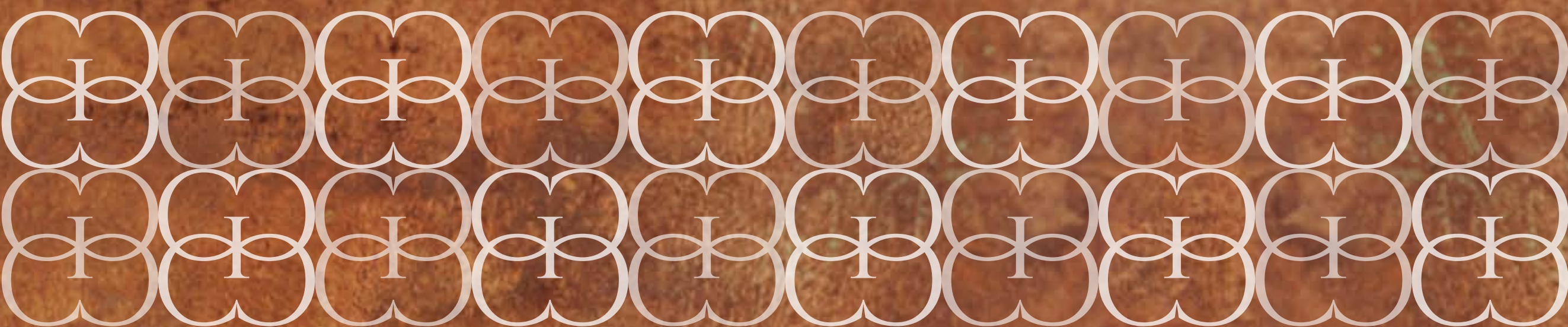


**Together, we
create superior
buildings**



J+A Philippou architects · engineers





For enquiries please contact:

cn@tribar.cy

www.tribar.cy

+357 99527256

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