



LIMASSOL - CYPRUS

THE BUSINESS CENTRE DEDICATED TO EMPLOYEE RETENTION

Martingale
PLAZA

Linopetra.com

QUICK
FACTS

TOTAL AREA	ESTIMATED COMPLETION DATE	BUILDING CATEGORY	TOTAL FLOORS	ARCHITECTS
27,500 m²	Q4 2027	Class A Office Space	7 Above Ground, 3 Below Ground	Panos Panayiotou + Associates
TYPICAL FLOOR	NET-TO-GROSS RATIO	PARKING	GREEN CERTIFICATIONS	LEASE TERMS
Gross 1,800 m² Net 1,690 m²	93.5% Efficiency	365 Lots, 30 EV- Enabled, ANRP, PGS	EPC Class A	From EUR 50, From 1 Year, Core & Shell
TENANT MIX	FLOOR LAYOUT	ANCHOR TENANTS	ACCESSIBILITY	ELECTRICAL LOAD CAPACITY
Non-Compete Principle	Open Plan, Raised Floor & Suspended Ceiling, 3.2 Meters Clear Height	Fintech, Payments, Gaming	Car, City Bus, Pedestrian, Bicycle	3000 kVa, Backup
ELEVATORS	EARTHQUAKE RESISTANCE	TOTAL INVESTMENT	WHAT IS “MARTINGALE”?	COMMUNITY IMPACT
4 Passenger, 1 Service Lift	Eurocode Standard (EC3, EC8), Cyprus Annex	EUR 50M+	A Trading Strategy	1,000+ Jobs



THE IDEAL LOCATION

DIRECT ACCESS FROM THE



UNDERGROUND CROSS-



BRIDGE CROSSING



VIEW LOCATION ON MAP



Regulated Business Layout

138



LARGE
OPEN PLAN
OFFICE SPACE

1800 m²

GROSS PER
FLOOR

Hybrid Layout

182



Maximum Workspaces Layout

202



Co-Working Layout

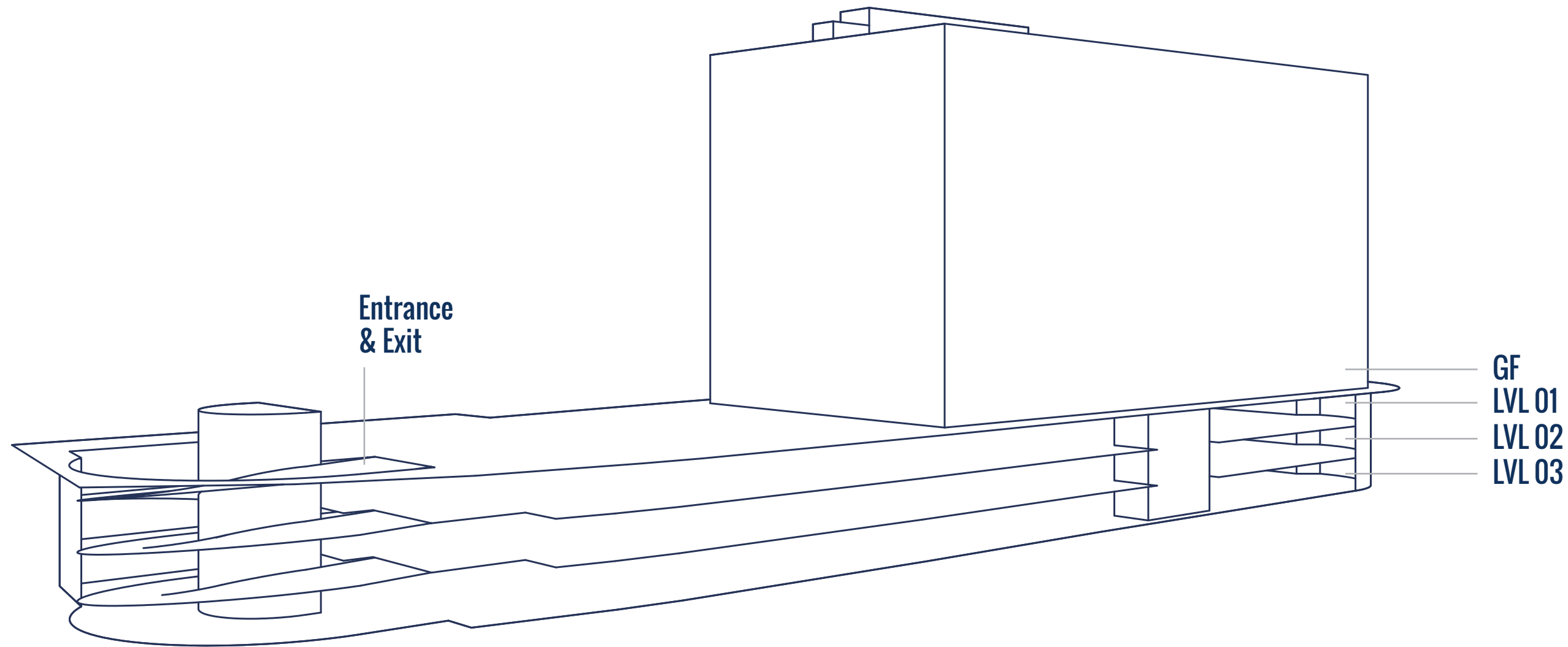
155



GENEROUS PARKING

365
PARKING
SPACES

ACROSS
11,500 m²



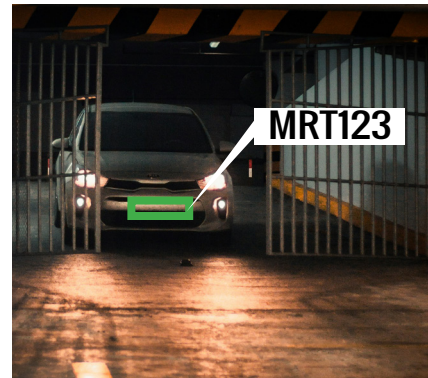
Award Nominee
European
Parking
Association

Smart Parking
& Guidance
System

Number Plate
Recognition

Bicycle &
Motorcycle
Parking

EV Charging





Cafeteria



Gym



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EMPLOYEE AMENITIES

Multi-Functional
Verandas



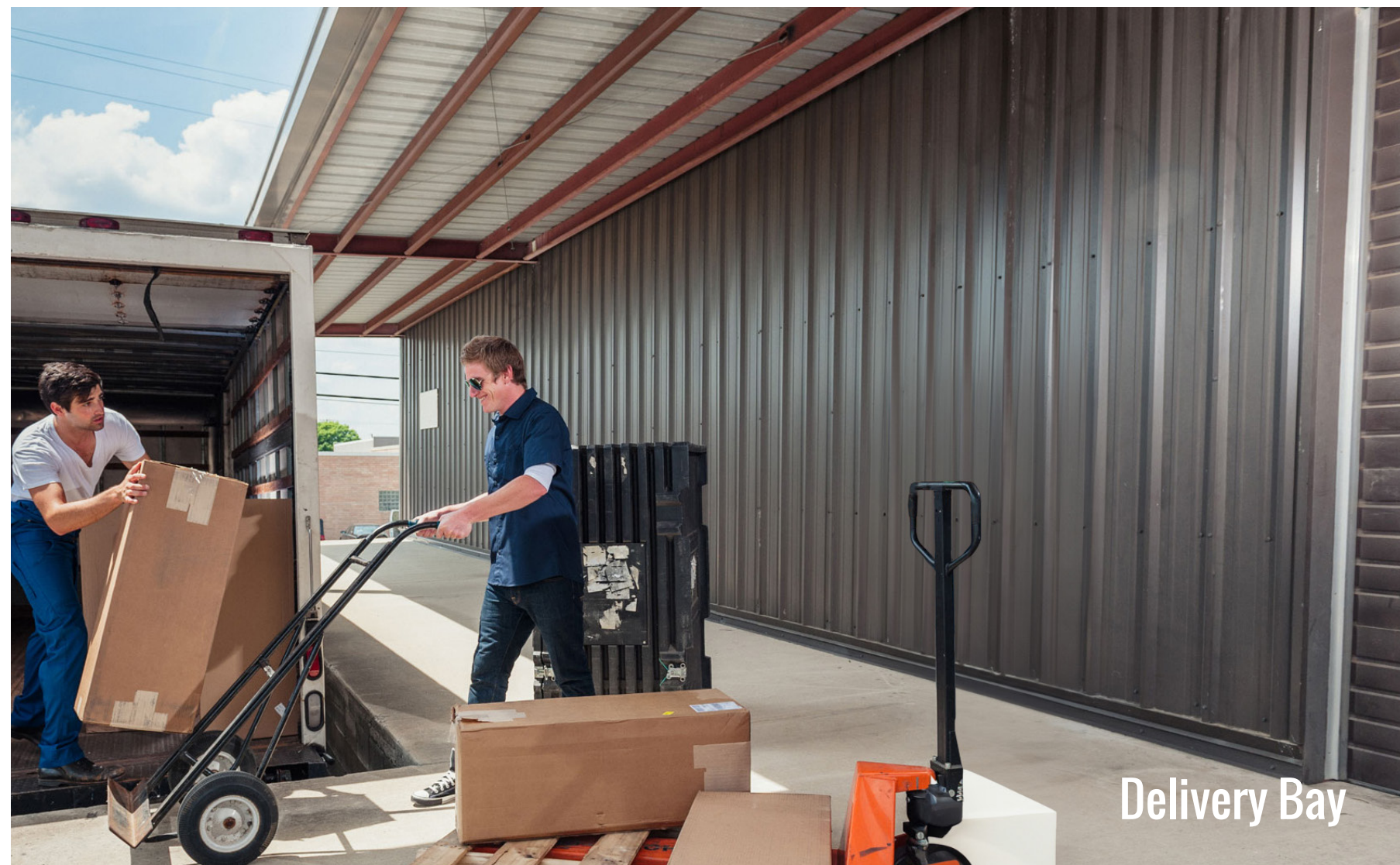
Creche



Dedicated
Kitchenettes



TENANT FACILITIES



**Dedicated
Server Rooms:
2 Per Floor**



**Podcast
Rooms:
2 Units**



**Storage
Spaces:
35 Units**



**Dedicated MEP
Plant Rooms:
2 Per Floor**

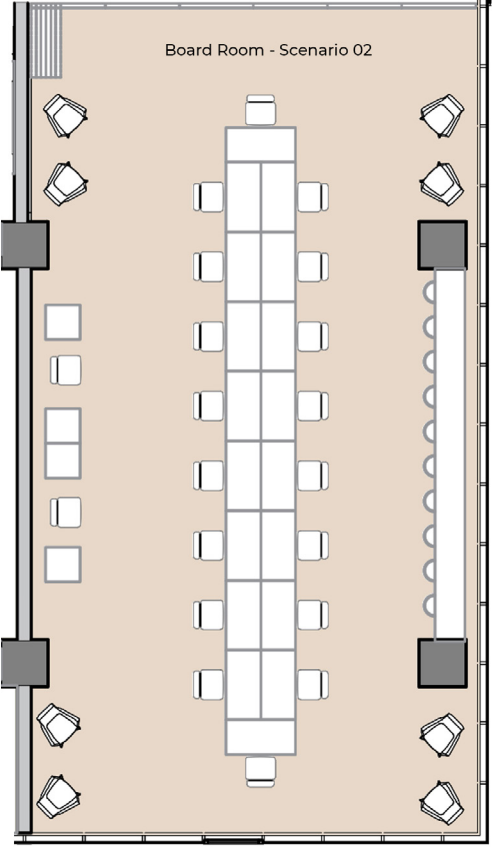
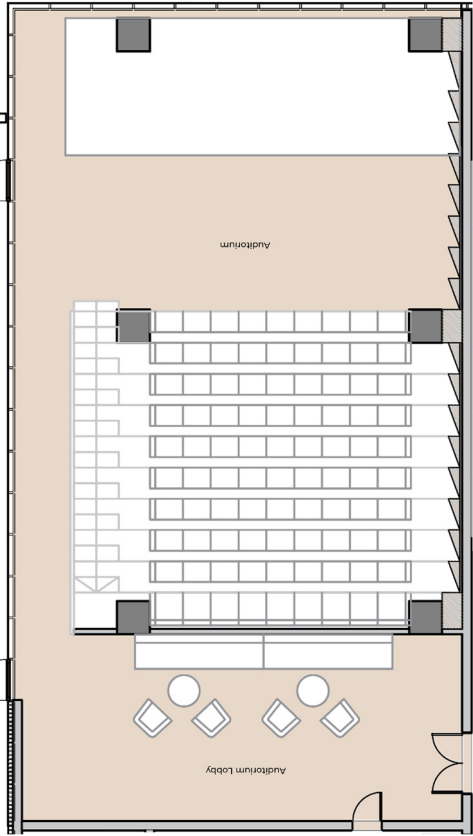


**Delivery
Room:
Shared**



**Employee
Shower:
1 Per Floor**





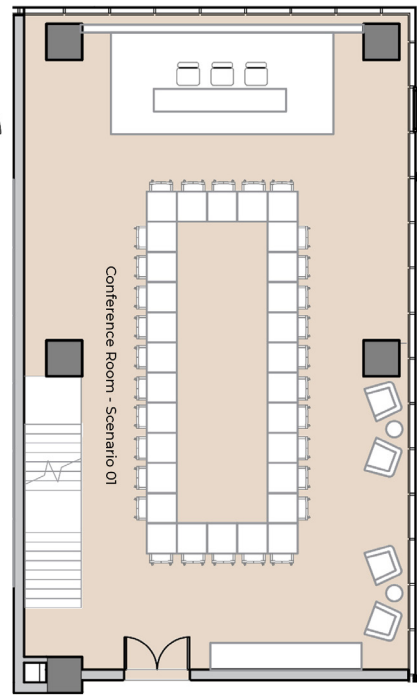
ON-DEMAND MEETING SPACES

Auditorium ↗ 300 m² 🧑 100

Boardroom ↗ 150 m² 🧑 40

Conference Room + Mezzanine ↗ 175 +65 m² 🧑 50

4 Meeting Rooms



01

↗ 20 m²
🧑 8



02

↗ 20 m²
🧑 8



03

↗ 40 m²
🧑 17



Executive Room

↗ 60 m²
🧑 15





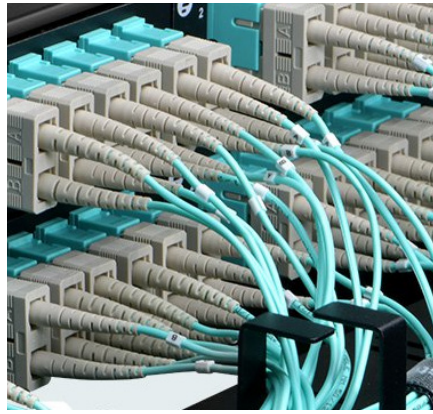
**Tenant Catering
Delivery
Facilities**



CCTV



**Integrated
Cloud-Based
Access Control**



**Fibre-Optics
Connectivity**



**Large Dedicated
HVA/MEP
Rooms**

MODERN INFRASTRUCTURE



**Refuse
Management**



**Common
Area Backup
Generator**



**Enhanced Fire
Protection
Sprinklers**



**Class A Energy
Efficiency**



4+1 Fast Lifts



ADVANCED BUILDING TECHNOLOGY

ELEGANT LIGHTING

High-quality lighting design for timeless elegance and functionality

ENERGY-EFFICIENT SYSTEMS

Designed to minimize energy consumption for sustainability

CUTTING-EDGE FACADE DESIGN

Schüco UDC 80 curtain wall

ACOUSTIC PERFORMANCE

Superior external & internal acoustic insulation

HIGH-PERFORMANCE GLASS

Saint Gobain Cool-lite Xtreme 70/33 glazing

STRUCTURAL RELIABILITY

Post-tensioned flat slabs (no beams) & raft foundation

MODULAR CONSTRUCTION

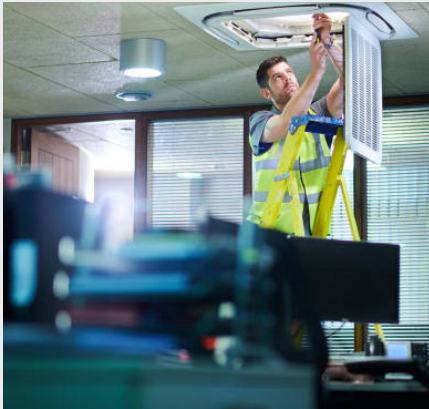
Unitised facade system

UNINTERRUPTED GLASS

4.20m of seamless glass for a modern aesthetic



PREMIUM
SERVICES



Maintenance
Team



Security
Staff



Mail Room
Services



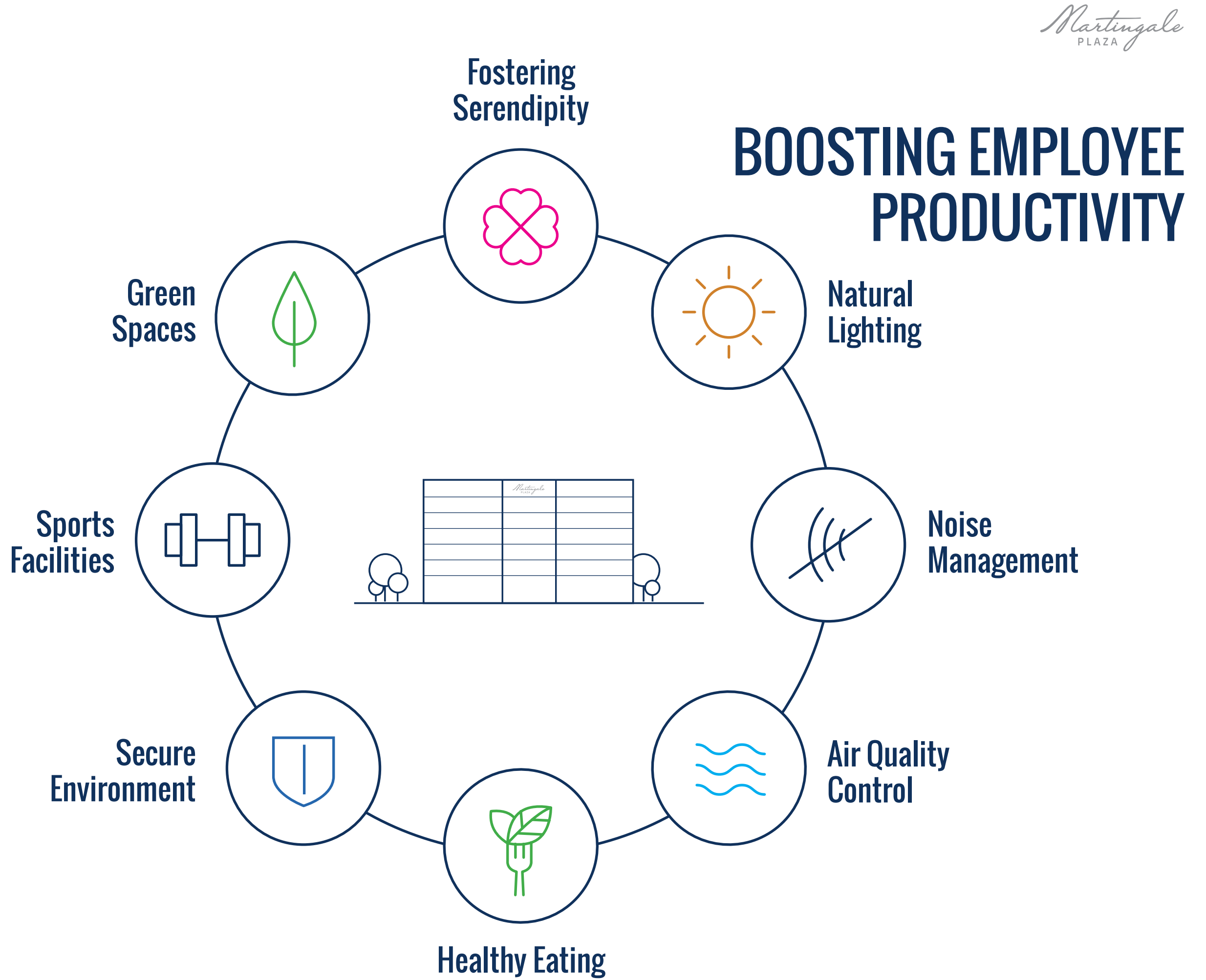
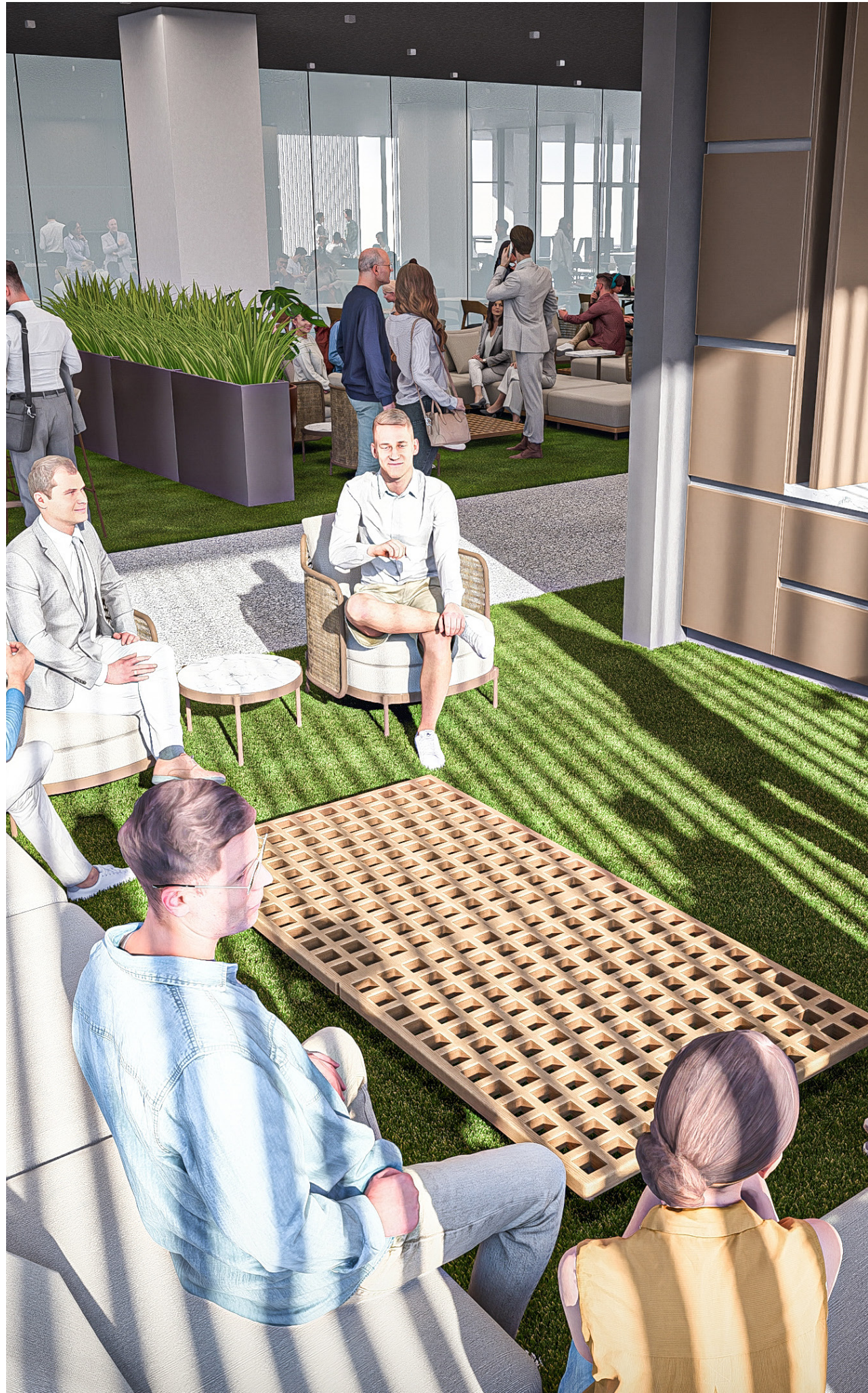
Common Areas
Cleaning



Waste
Management



24hr Access
Control





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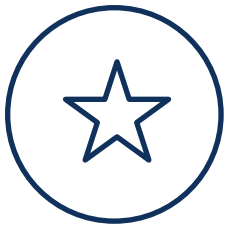
ELEVATED STATUS



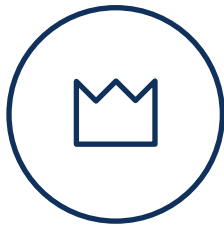
Host Grand
Events



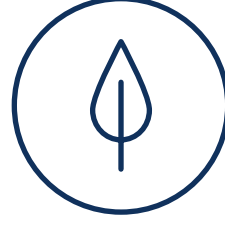
Exclusive
Networking



Corporate
Social
Responsibility



Prominent
Logo



Promote
Environmental
Responsibility



Class A+
Environment



Prestigious
Location



SMART SPACE PLANNING

Integral Multi-Functional Veranda

Integrated within the footprint of each office level is an engineered architectural veranda system that is inherently flexible, allowing the space to be utilised for non-core activities. Focus-meetings, private discussions, brainstorming, scrum working, chilling out or catching up informally are all perfect possibilities. The obvious benefit here is that key dedicated office areas remain fully productive – giving ongoing opportunities for collaborative working and greater provision for individual or confidential corporate needs.

Functions

- Focus-Meetings
- Private Discussions
- Brainstorming
- Scrum Working
- Taking Breaks
- Smoking Area
- Kitchenette
- Catering

Integrated Facilities Lobby

When the elevator doors open the lobby area beyond provides a strong first impression – and a positive lasting one. Whilst directional signage is essential, this area is where brand identity can make a big impact. In practical terms, the lobby provides access to the building’s infrastructure and employee resources – all in a zone that does not intrude on the main office or on the smooth operation of business. Restrooms, storage, server rooms, MEP plant rooms are all accessed from here, eliminating the need to have these within the prime office space.

External
Access to

- Restrooms
- Shower
- Storage
- Service Lift
- Fire Escapes
- Server Rooms
- MEP Plant Rooms

On-Demand Meeting Spaces

Modern business does not want to set aside premium office space for occasional use. At Martingale Plaza a wide selection of pre-bookable meeting spaces provide an efficient, cost effective solution. Ideal for corporate events, training sessions or client presentations, these spaces meet the need for on-demand access to private, well-appointed facilities, so that office space can be used to allocate employees.

Functions

- Team Meetings
- Client Meetings
- Board Meetings
- Presentations
- Seminars
- Corporate Events
- Trainings

CONSULTANTS

ARCHITECT

**Panos
Panayiotou +
Associates**

ELECTRICAL ENGINEER CONSULTANT

**Chari Consulting
Engineers LTD**

MECHANICAL ENGINEER CONSULTANT

**NUMECH
Consulting
Engineers LLC**

CIVIL ENGINEER

**Loizou &
Shiamtanis Civil
Engineers LLC**

QUANTITY SURVEYOR

**Ch. Makris &
Partners LLC**

HEALTH & SAFETY CONSULTANT

**Floros Pantelis
Associates LLC**

TRAFFIC & TRANSPORTATION CONSULTANT

**KOMVOS
Consulting Civil
Engineers LLC**

SECURITY SYSTEMS

**S.P. Securiton
Alarm Systems LTD**

ACOUSTICS CONSULTANT

**CyAcoustics
Consultants LTD**

TOPOGRAPHIC ENGINEERING CONSULTANT

**P. Cavazis
CHOROMETRIKI
LTD**

FIRE SYSTEMS

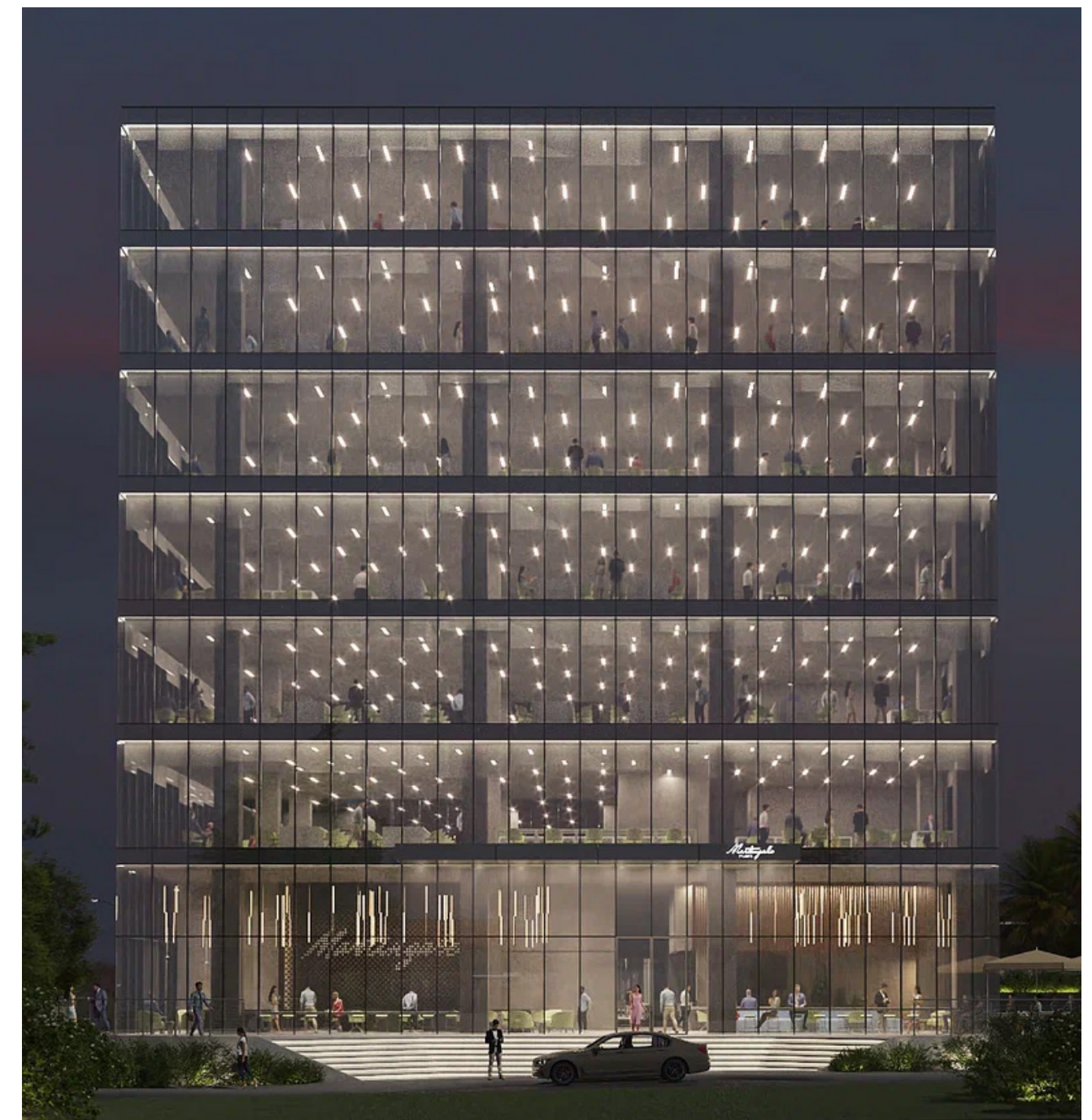
**IntFire
(Cyprus) LTD**

FACADE ENGINEERING

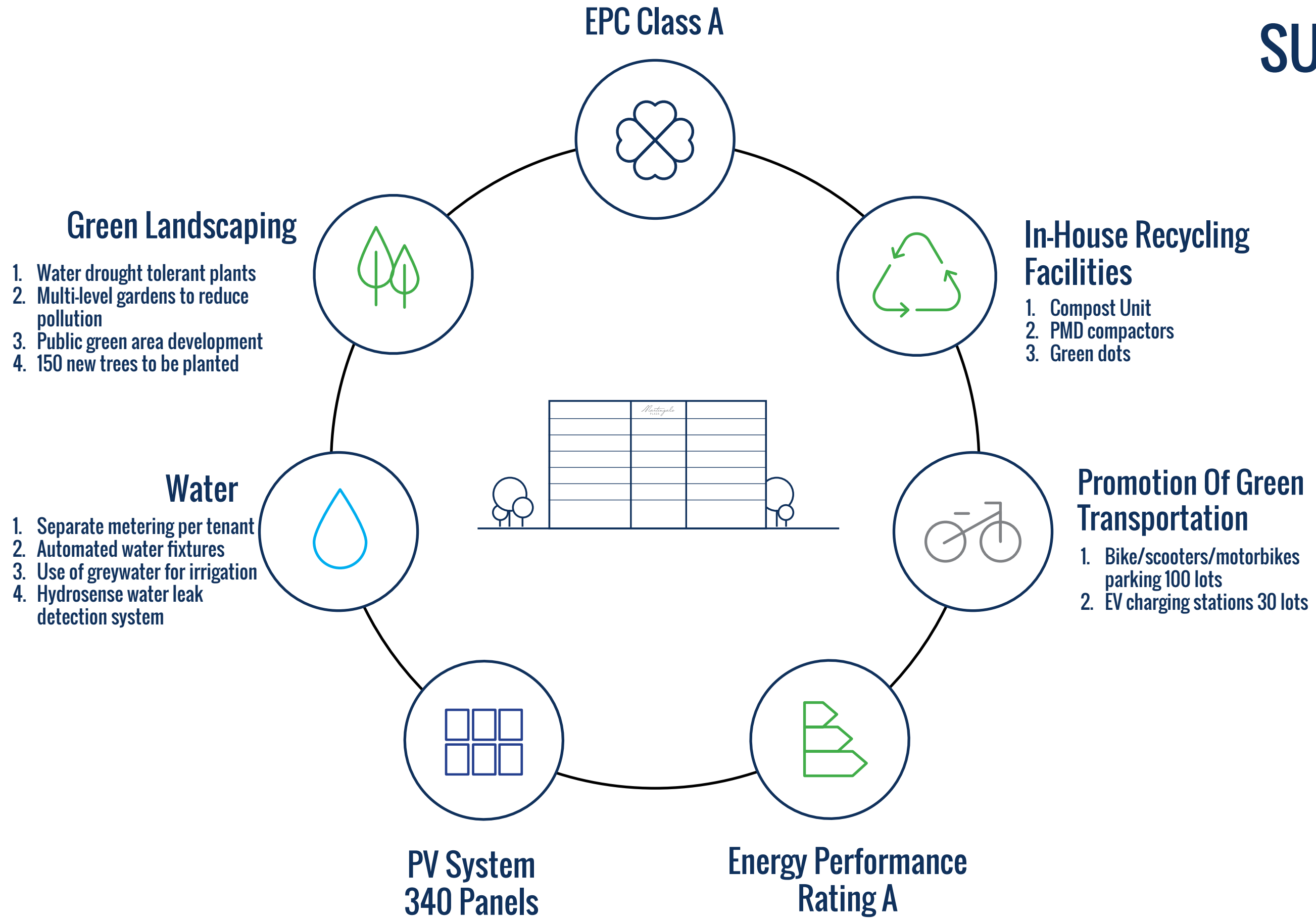
**Glass & Facade
Solutions LTD**

LIGHTING CONSULTANT

Relight LTD



SUSTAINABILITY





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