ARMEFTIS PARINERS

OFFICE DEVELOPMENT IN AG. ZONI

ARMEFTIS PARTNERS

OFFICE DEVELOPMENT IN LIMASSOL



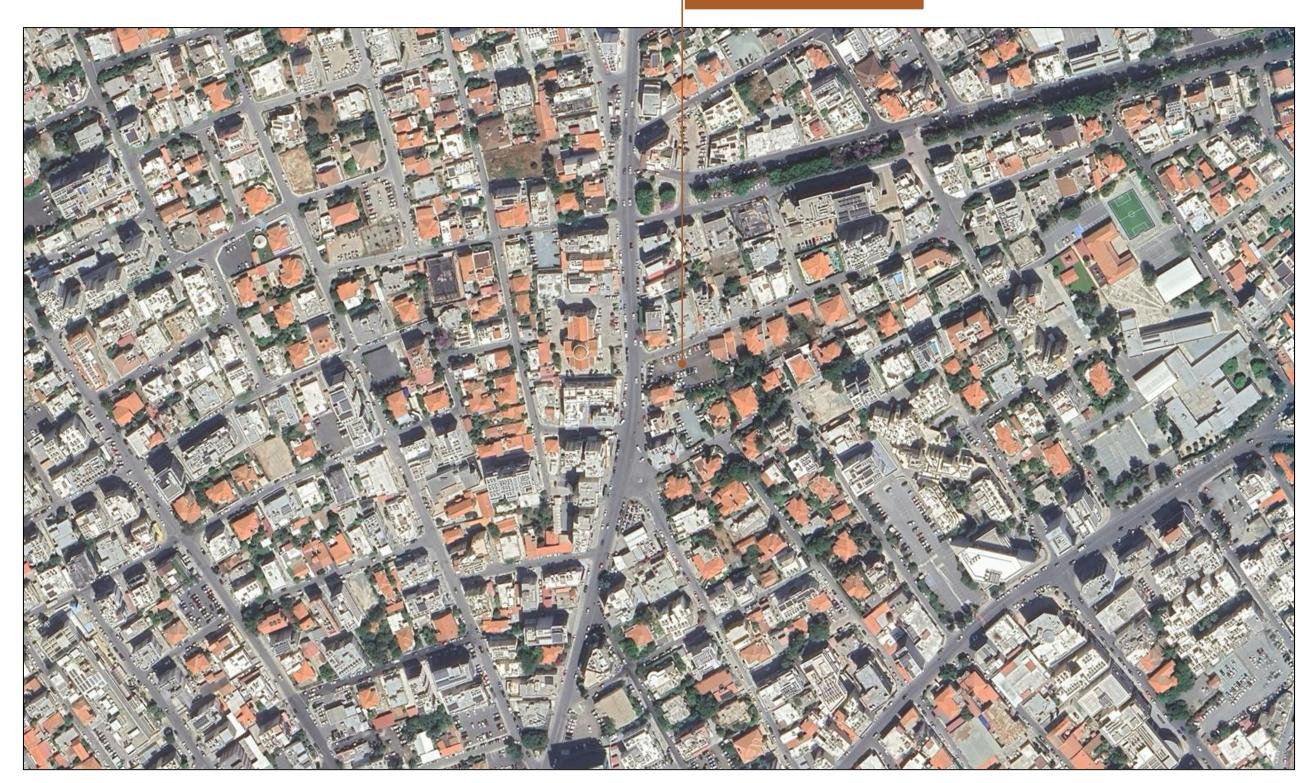




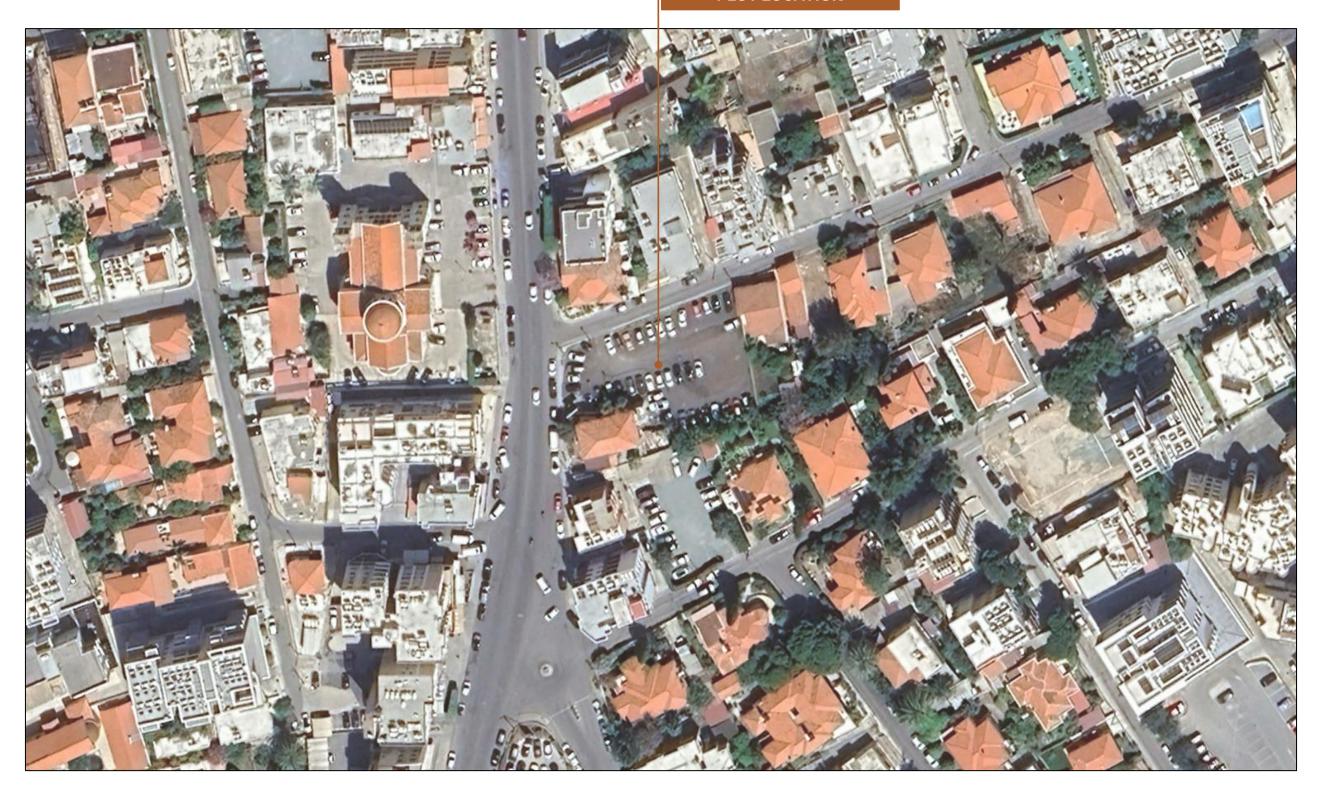




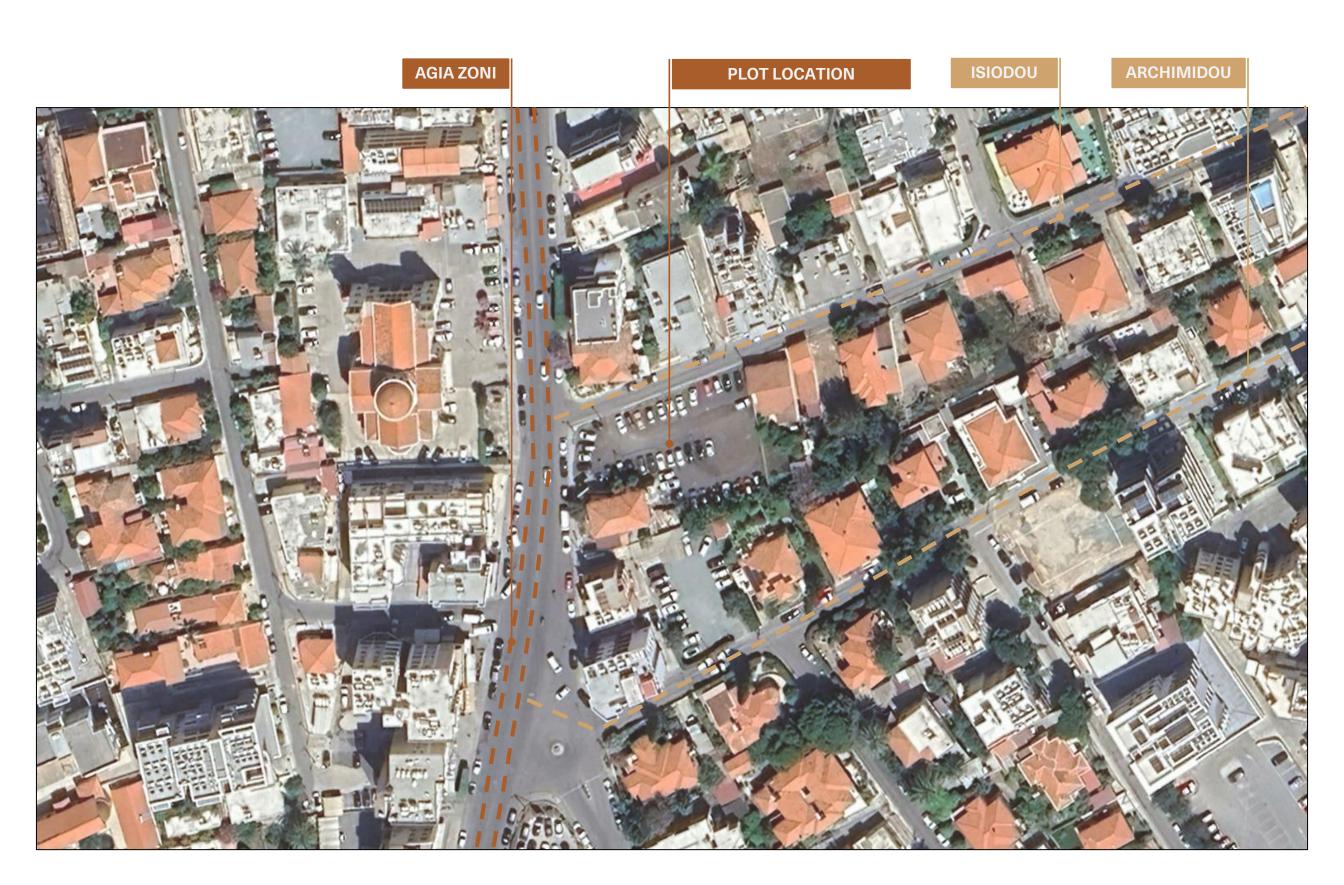
PLOT LOCATION



PLOT LOCATION

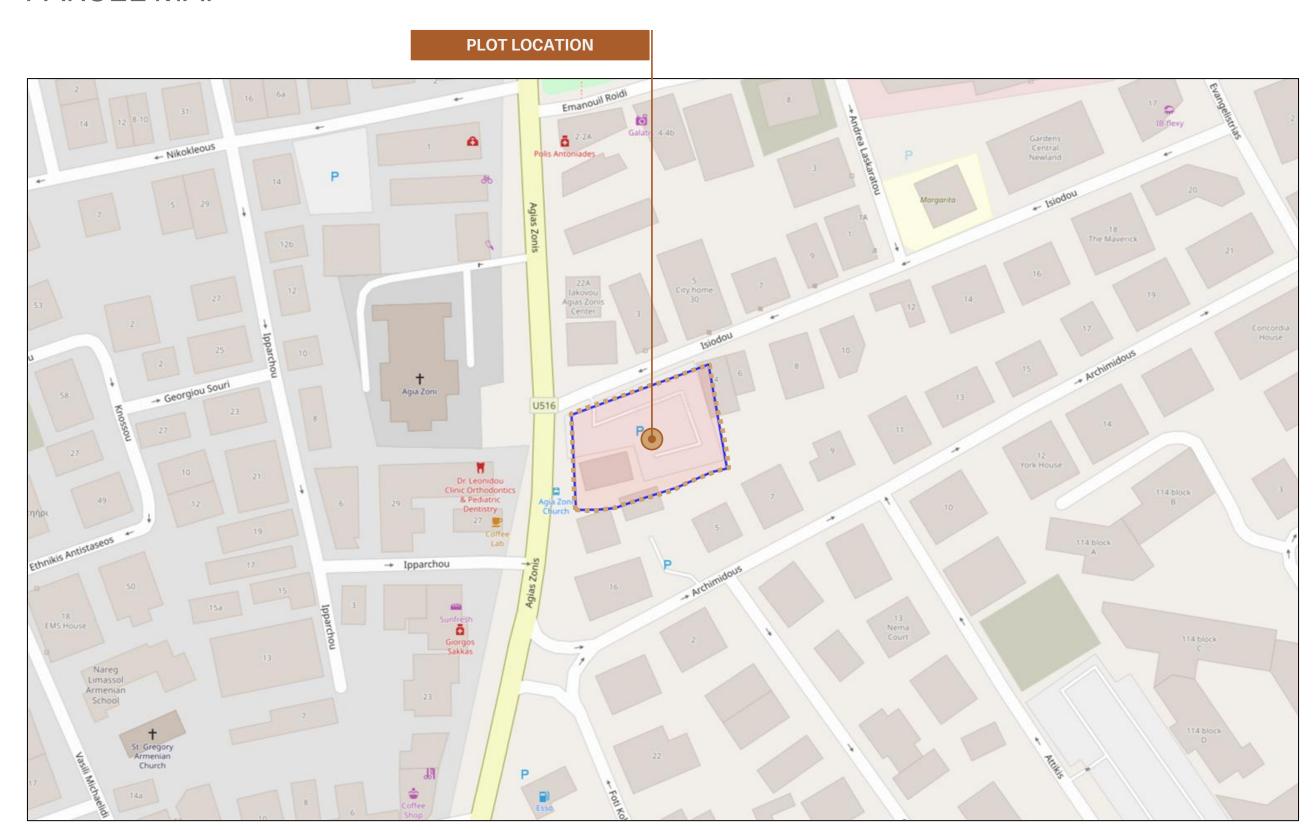






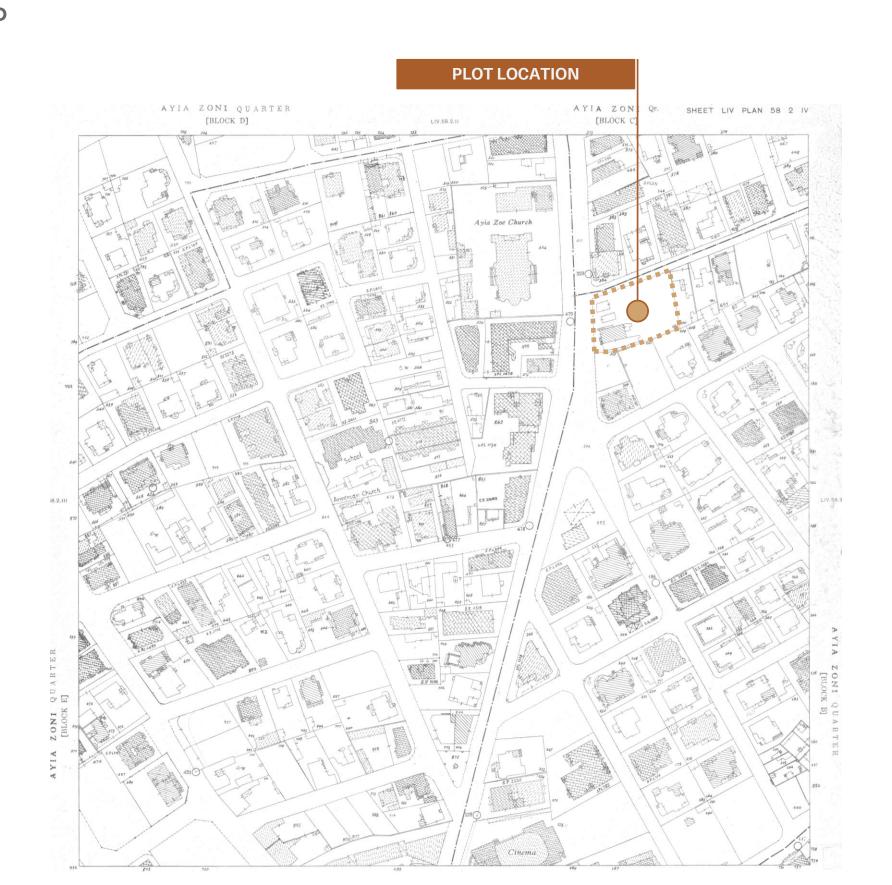


PARCEL MAP



7

PARCEL MAP



7

NET PLOT AREA

CALCULATION OF NET PLOT AREA

PROJECT: PLOT 189 - AG ZONI

DATE: **04-02-24**

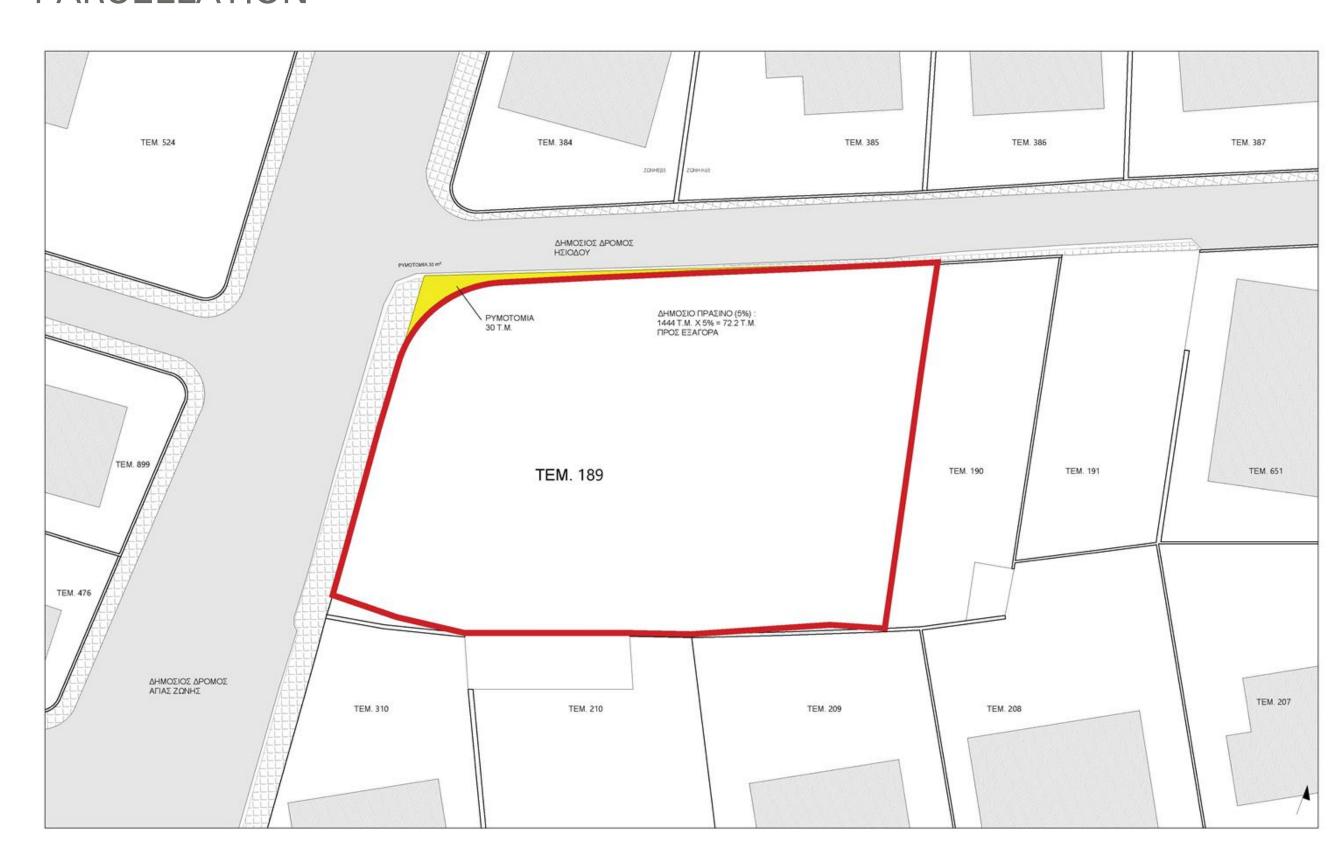
OPTION 02 - PURCHASING PUBLIC

GREEN

Land Description	Gross Plot Area	Public Road Allowance		r Public Green Allowance (5%)	Net plot area after public green allowance
Notes	As described in the Title Deed - 1474	To be confirmed by Town Planning Authority	,	To be purchased	
	752	24	728	36	728
Plot189 (zone Kα3) - 49%	722	6	716	36	716
Totals	1474	30	1444	72	1444

7

PARCELLATION



7

BUILDABLE AREA

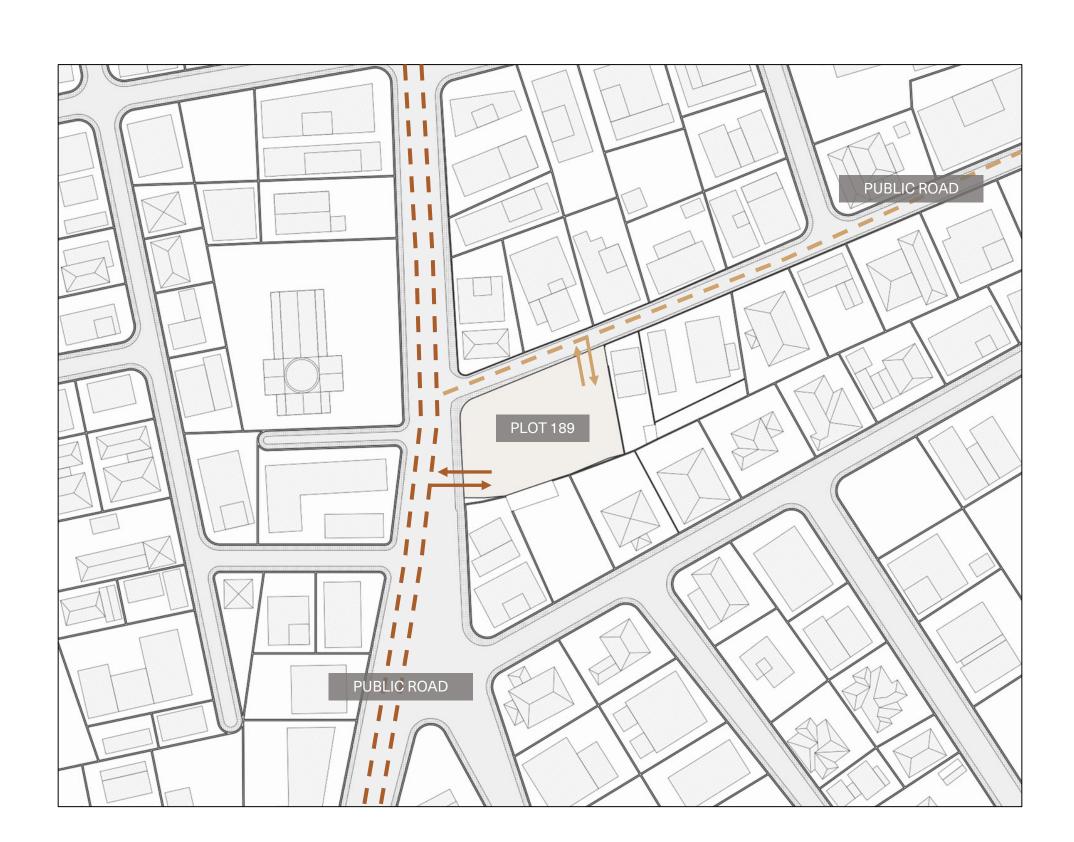
Basic				Free Incentives			
Land Description	Net Plot Area	Basic Building Factor	Basic Buildable Area	Incentive for Office Development in Commercial Axis I (+10%)	Density from Listed Building (+20%), (+0.0599%)	Renewable Energy Application (+5%)	
Notes		Limassol Urban Development P.		ch. of Limassol Urban Development Plan	ch. of КДП 89/2015	Directive 1/2020	
Plot189 (zone Eβ3)	728	160%	1164.8	116	233	58	
Plot189 (zone Kα3 penetr to Eβ3)	716	140%	1002.4		60	50	
Totals	1444		2167.2	116	293	108	
					2685		
					FULL OFFICE DEVELOPMEN	Т	

PLOT ANALYSIS

PLOT ANALYSIS

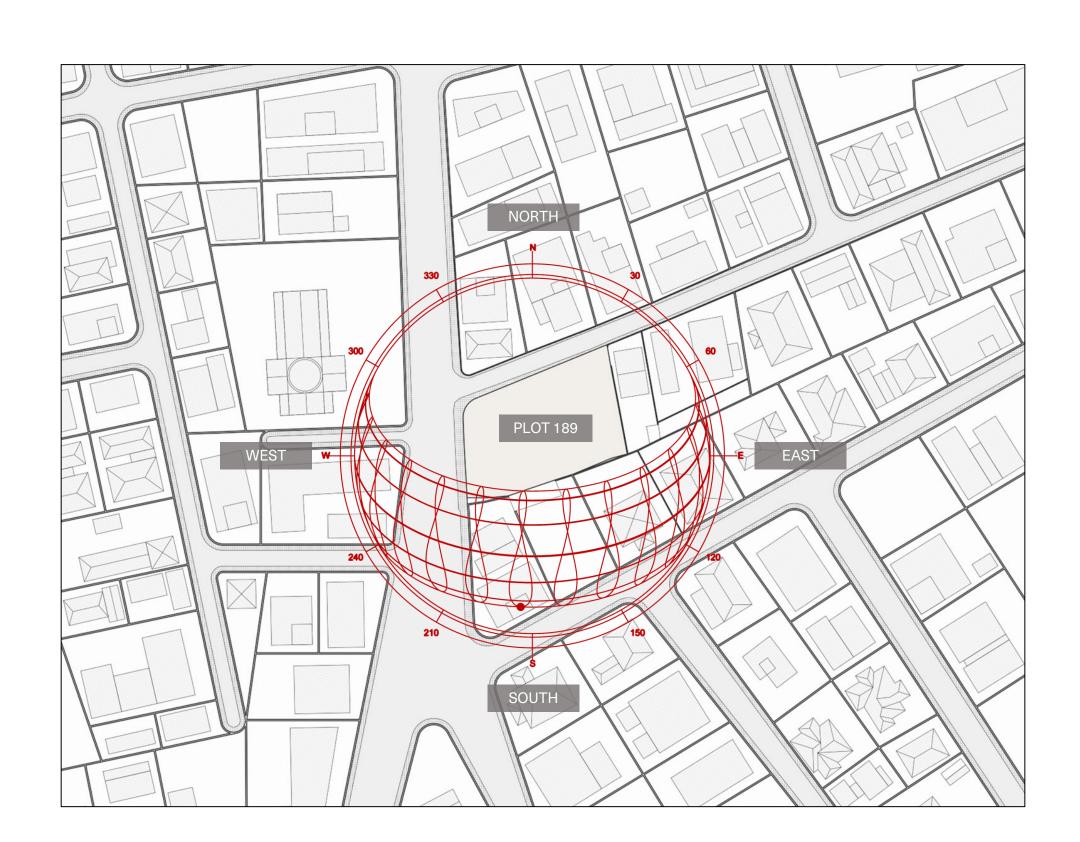
7

ACCESS



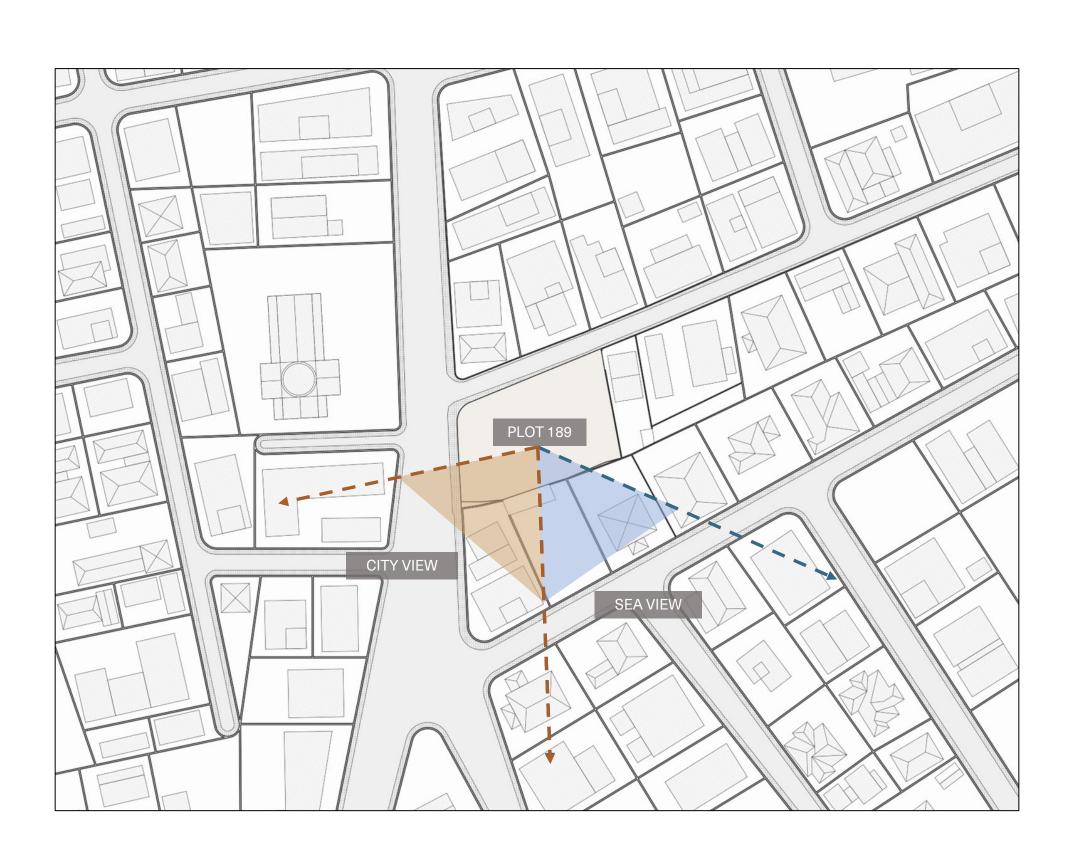
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ORIENTATION



7

VIEW



PLOT ANALYSIS

7

HEIGHTS



DIAGRAMS

PROPOSAL AREA LIST

1		
	₹	

		INTERIOR			COVERED	EXTERIOR	UNCOV EXTER		– TOTAL
LEVEL	AREA DESCRIPTION	FAR INCLUDED	FAR EXCLUDED	TOTAL	VERANDA	OTHER	VERANDA	OTHE \ R	COVERED AREA
	PARKING AREA	0	882	882	0	14	0	0	896
BASEMENT 1	STORAGE	0	9	9	0	0	0	0	9
	EAC	0	55	55	0	0	0	0	55
	CIRCULATION	0	82	82	0	0	0	0	82
	LOBBY	0	65	65	0	681	0	638	746
GROUND	CIRCULATION	0	60	60	0	0	0	0	60
	SERVICES	0	0	0	0	0	0	0	0
/IEZZANINE	SPACE	0	315	315	0	0	0	0	315
	OFFICE AREA	583	0	583	79	0	0	0	662
1st	SERVICES	0	0	0	0	0	0		00
	CIRCULATION	67	11	78	0	0	0	0	78
2nd	OFFICE AREA	430	0	430	102	0	0	194	532
	SERVICES	0	0	0	0	0	0	0	0
	CIRCULATION	67	11	78	0	0	0	0	78
	OFFICE AREA	430	0	430	102	0	0	0	532
3rd	SERVICES	0	0	0	0	0	0	0	0
	CIRCULATION	67	11	78	0	0	0	0	78
	OFFICE AREA	459	0	459	103	26	0	0	588
4th	SERVICES	0	0	0	0	0	0	0	0
	CIRCULATION	67	11	78	0	0	0	0	78
	OFFICE AREA	459	0	459	130	0	0	36	589
5th	SERVICES	0	0	0	0	0	0	0	0
	CIRCULATION	56	22	78	0	0	0	0	78
DOOF	ROOF GARDEN	0	78	78	69	30	141	383	177
ROOF	MECHANICAL	0	0	0	0	0	0	0	0
OTALS		2685	1612	4297	585	751			5633

BUILDING	AREA DESCRIPTION	FLOORS	AREA /NUMBER OF UNITS	TOTAL AREA / NUMBER OF UNITS	PARKING PER	REQUIRED PARKING SPACES
OFFICE	1st FLOOR	1	2361	2361	60	40
	PENETRATION (30%)					12
	DISABLED PARKING					4

7

DIAGRAM BASEMENT

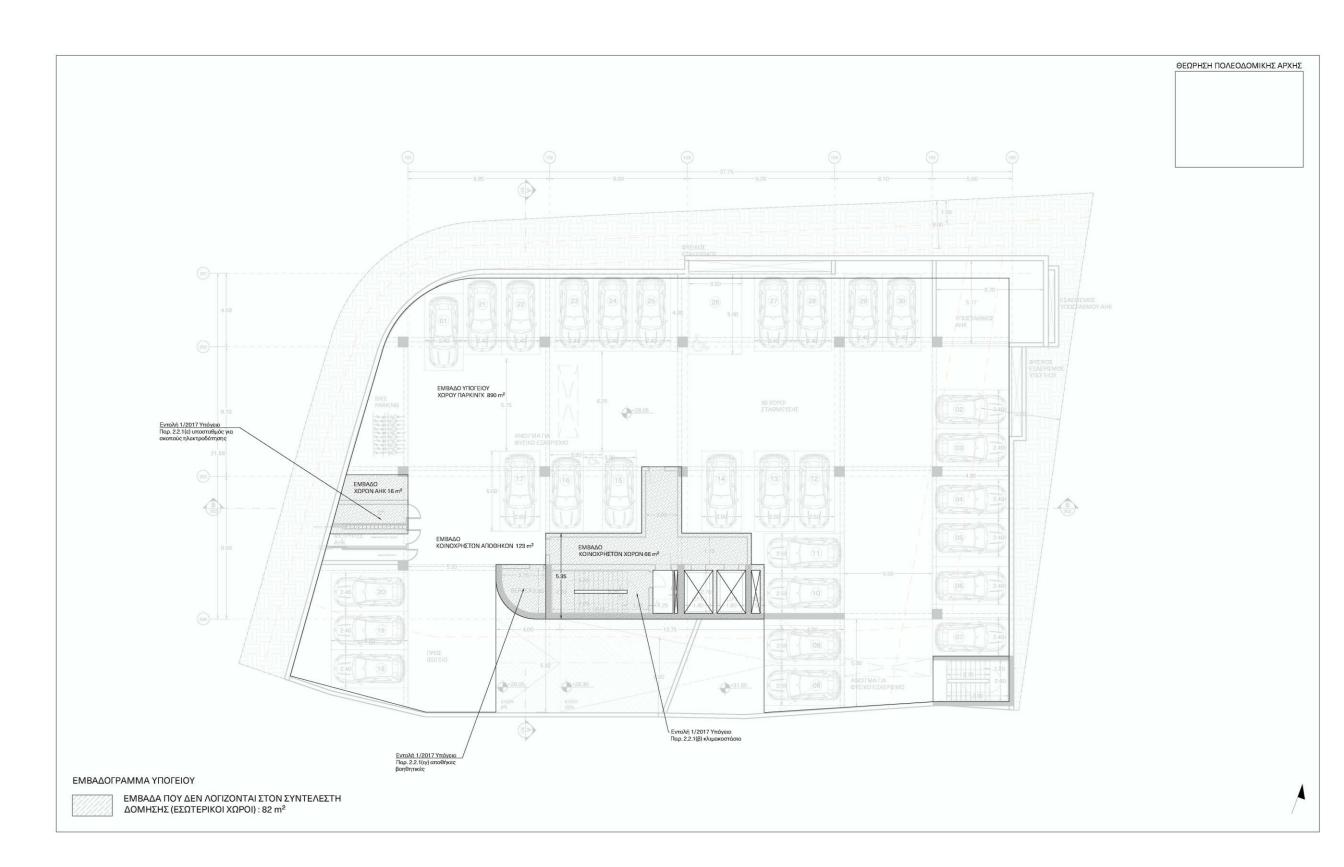


DIAGRAM GROUND FLOOR - PILOTIS



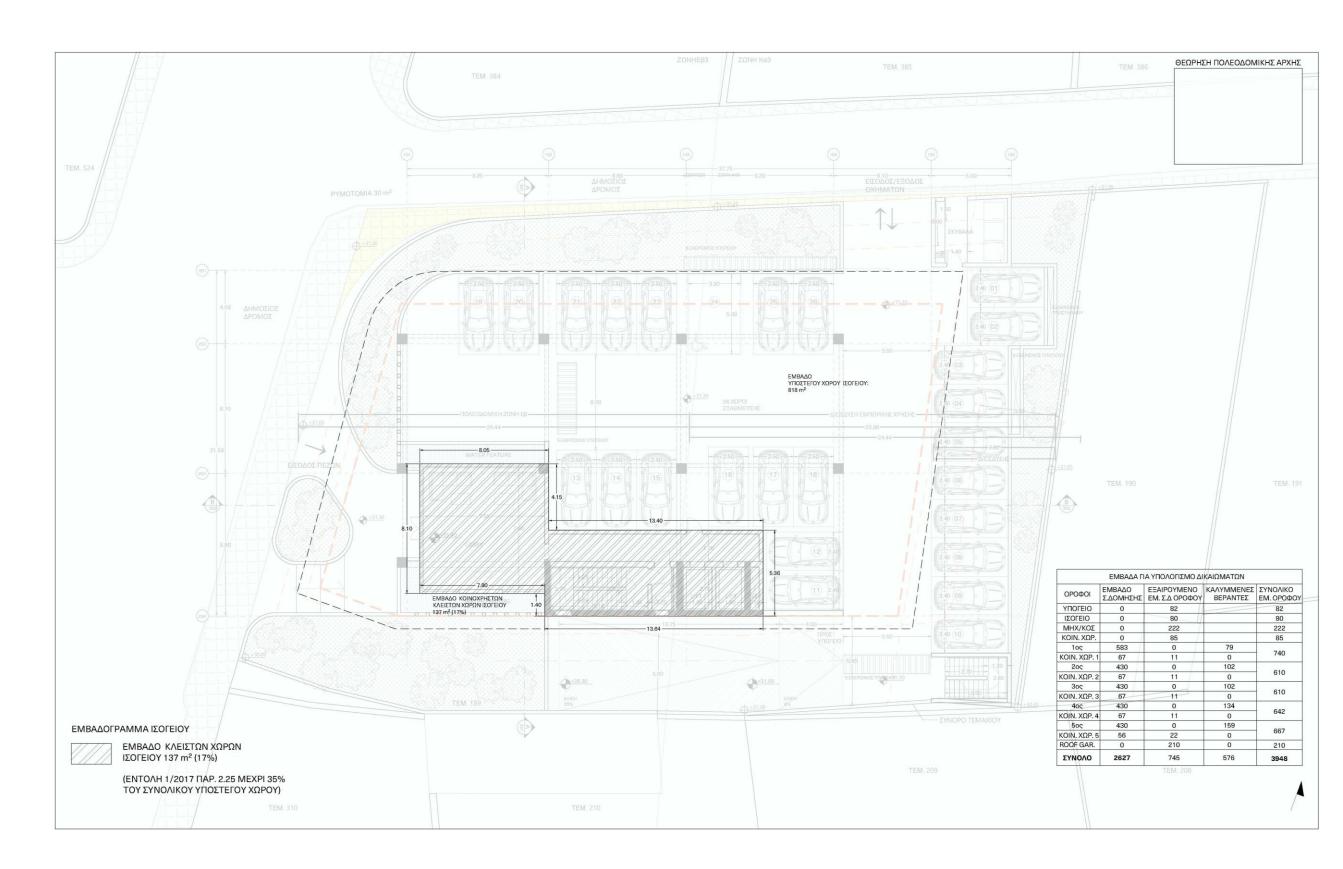


DIAGRAM 1ST FLOOR



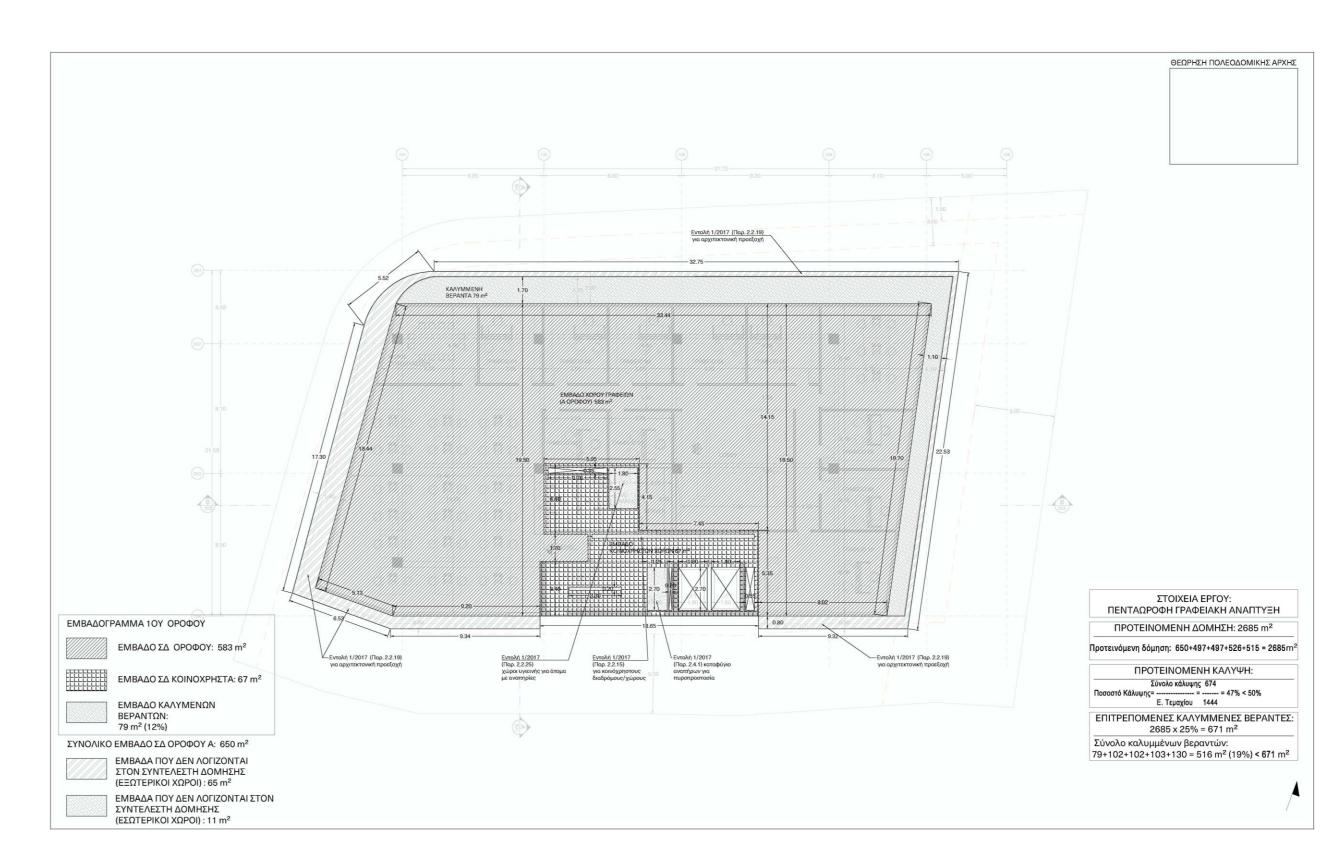


DIAGRAM 2ND FLOOR



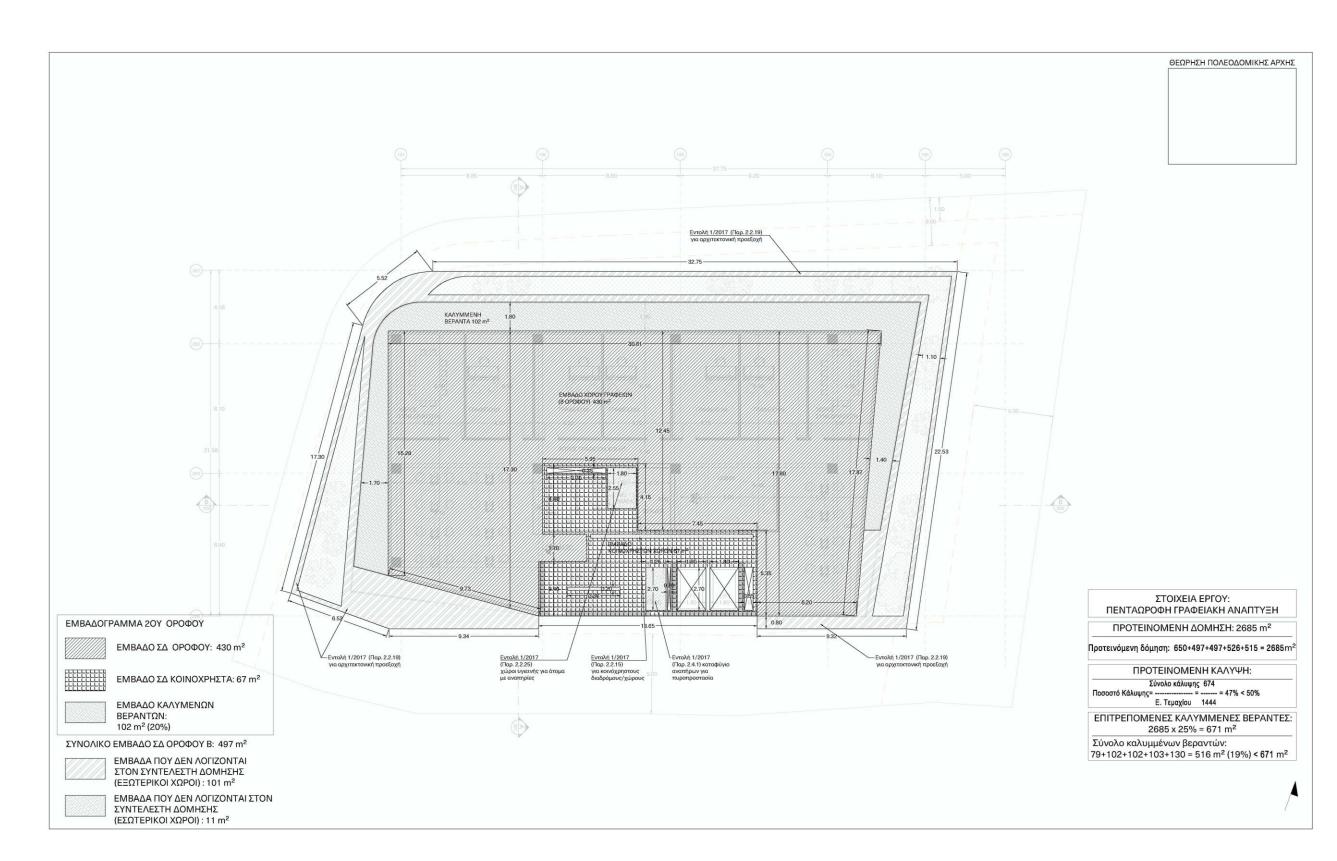


DIAGRAM 3RD FLOOR



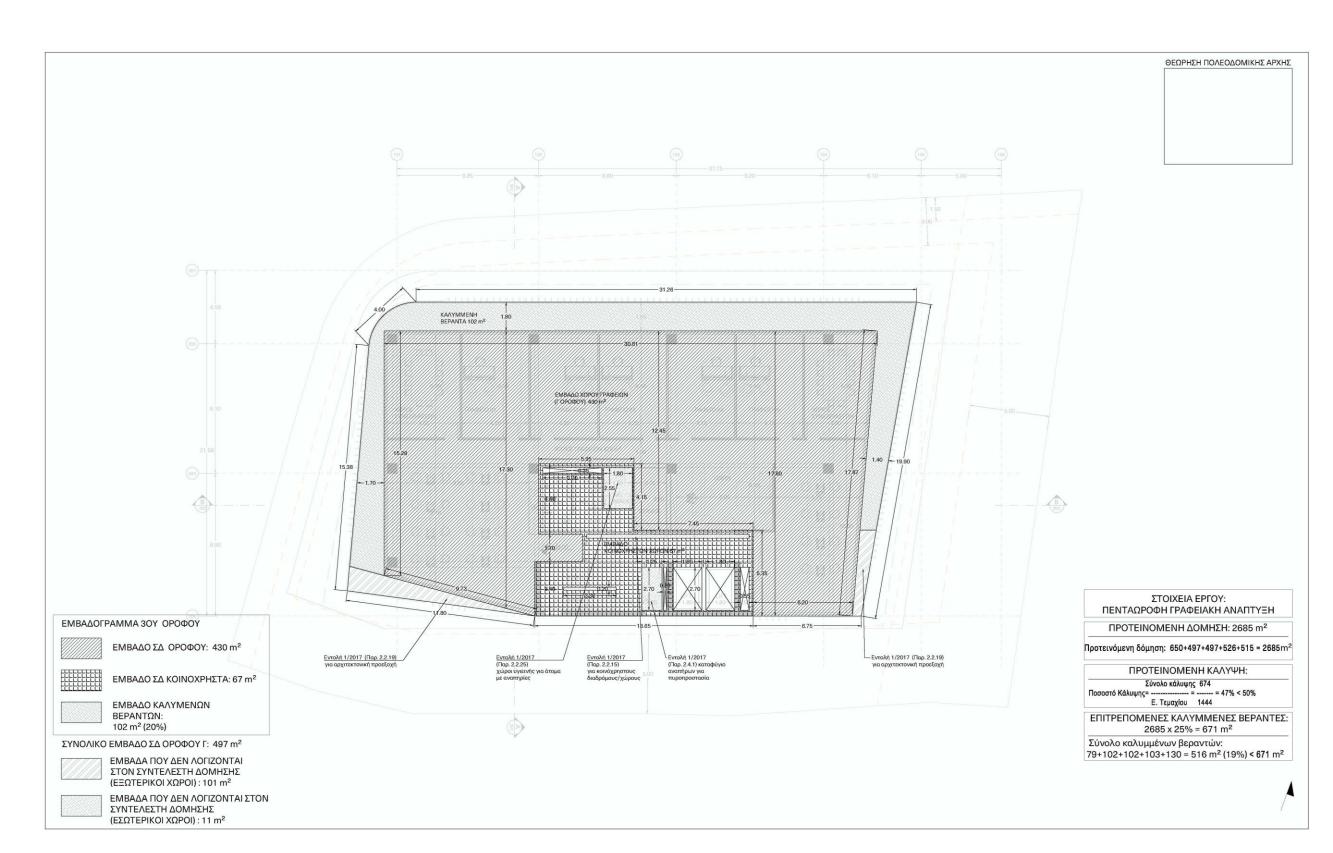


DIAGRAM 4TH FLOOR



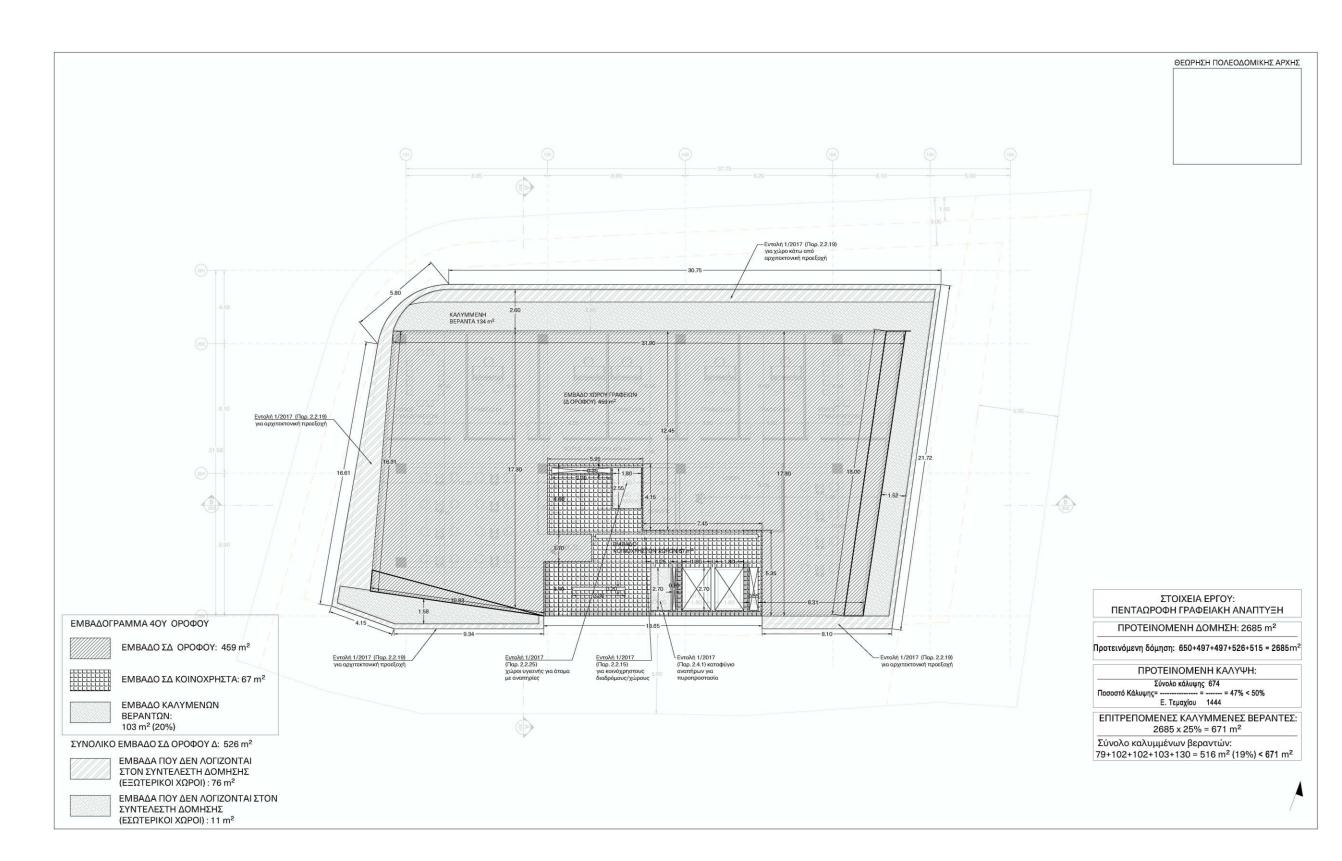


DIAGRAM 5TH FLOOR



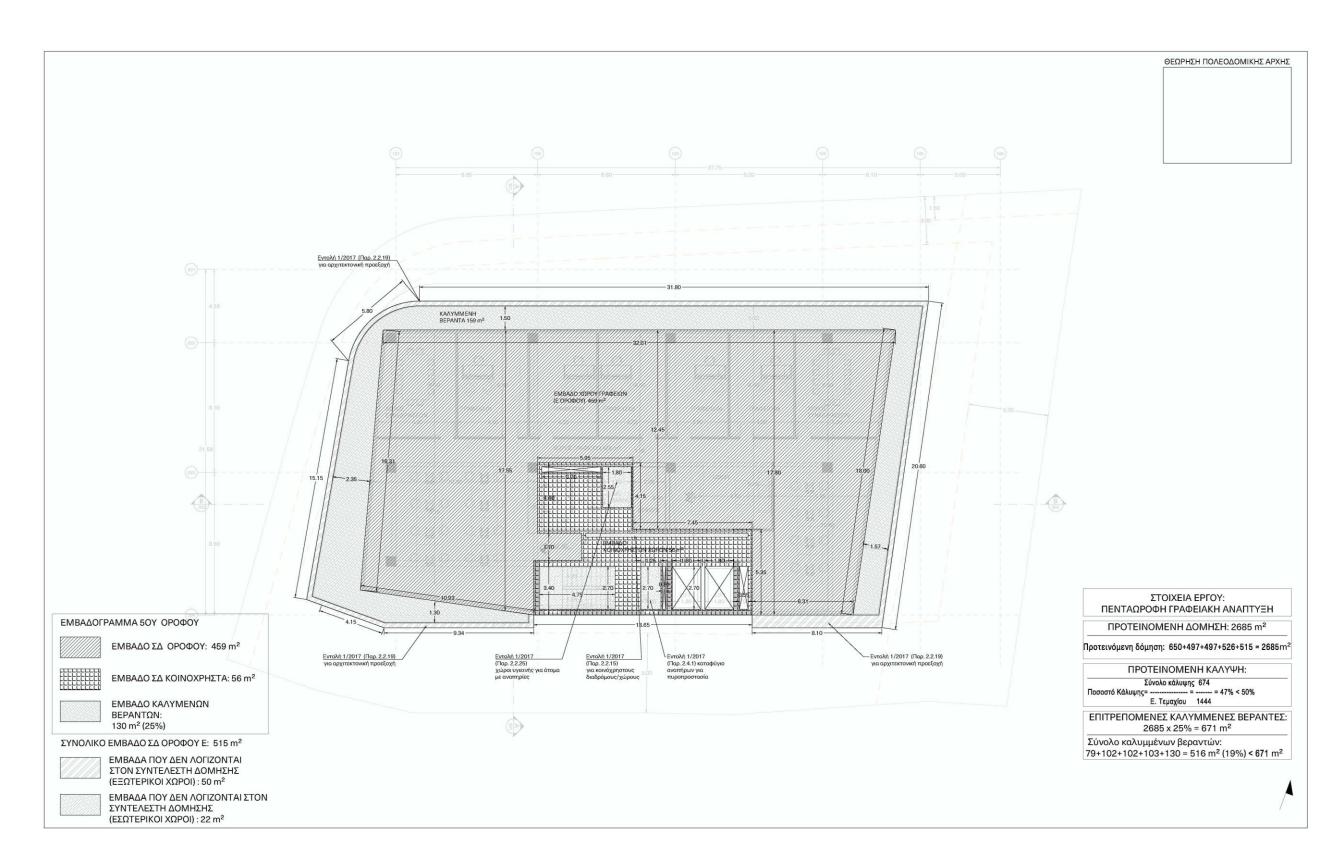


DIAGRAM ROOF GARDEN



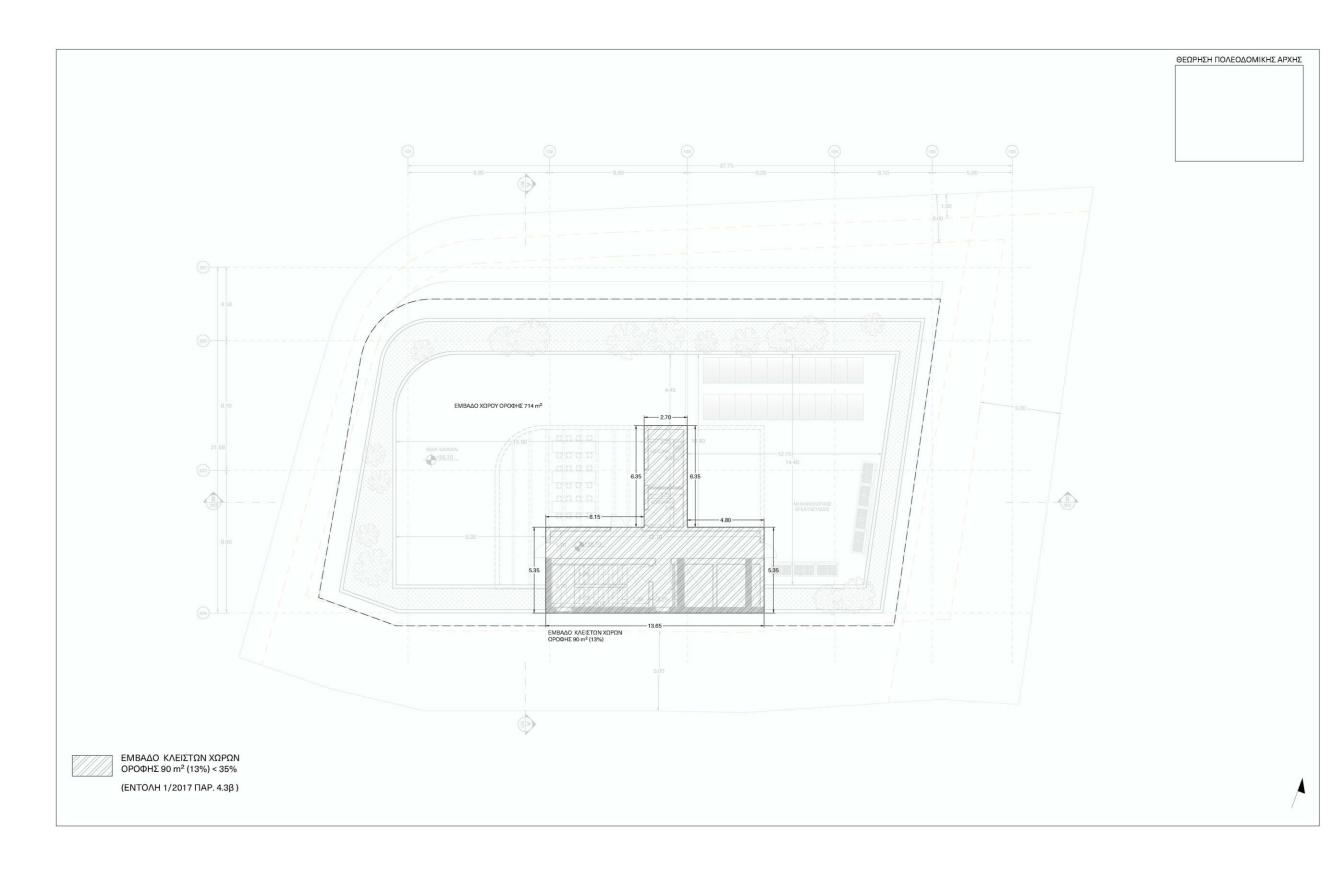
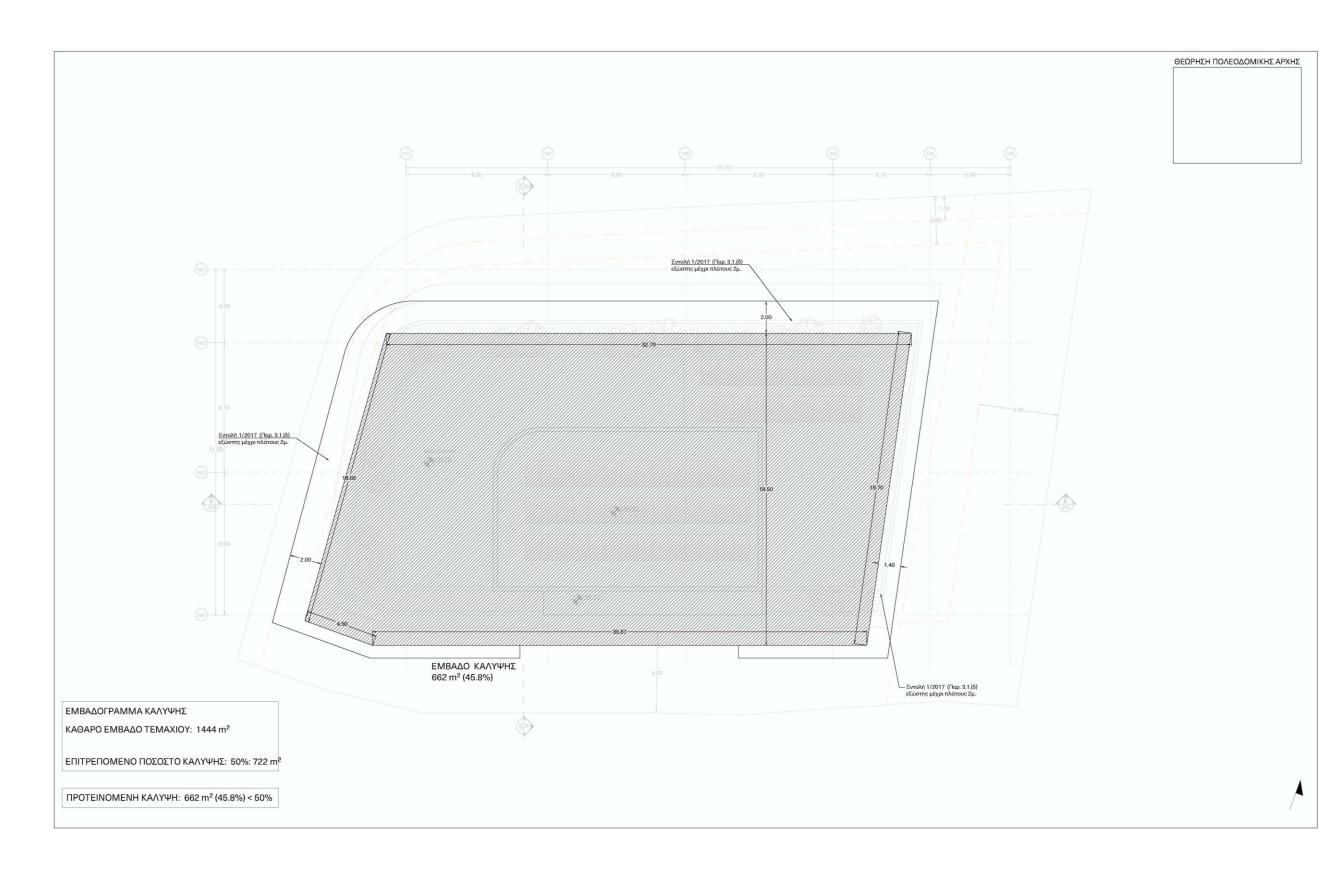


DIAGRAM BUILDING COVERAGE





PLANS

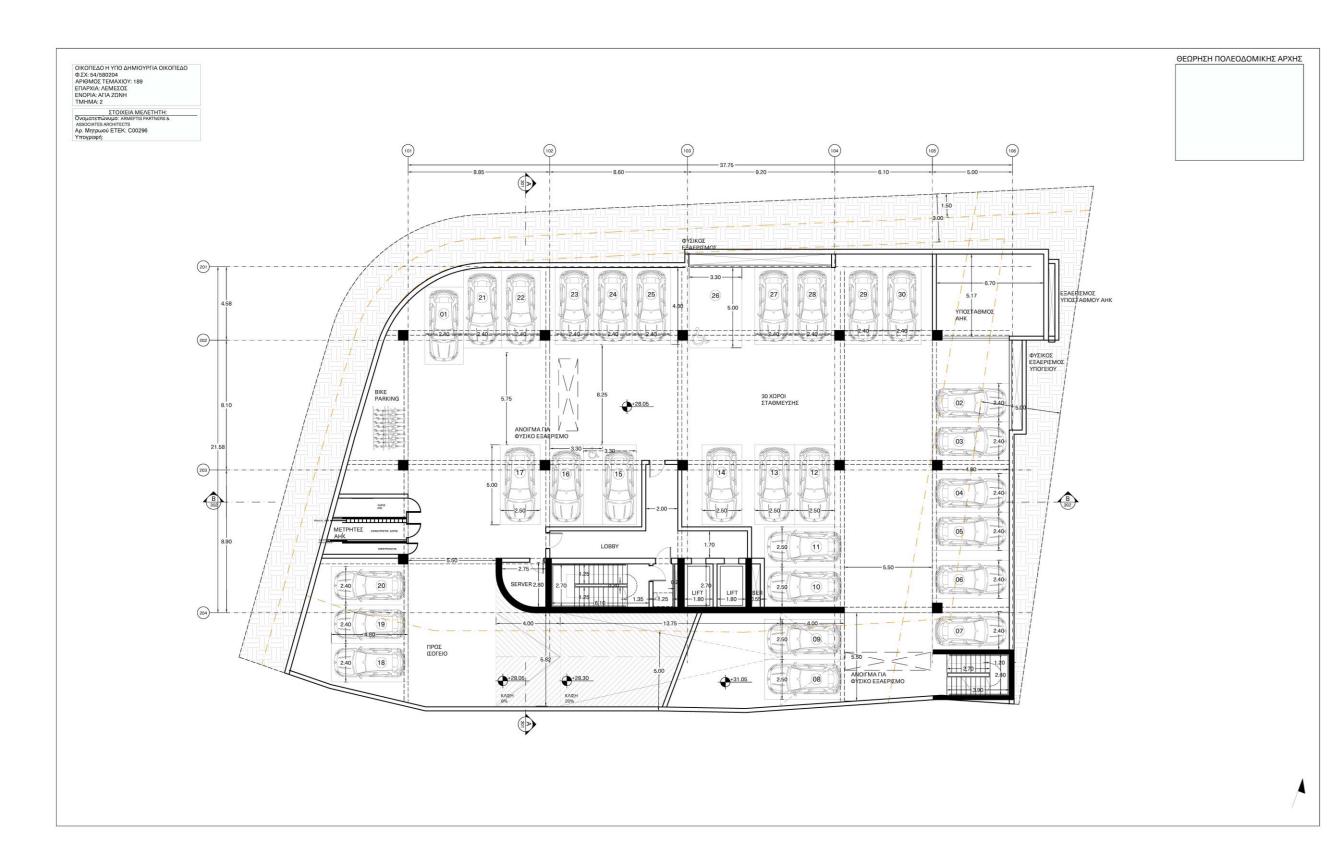
MASTERPLAN





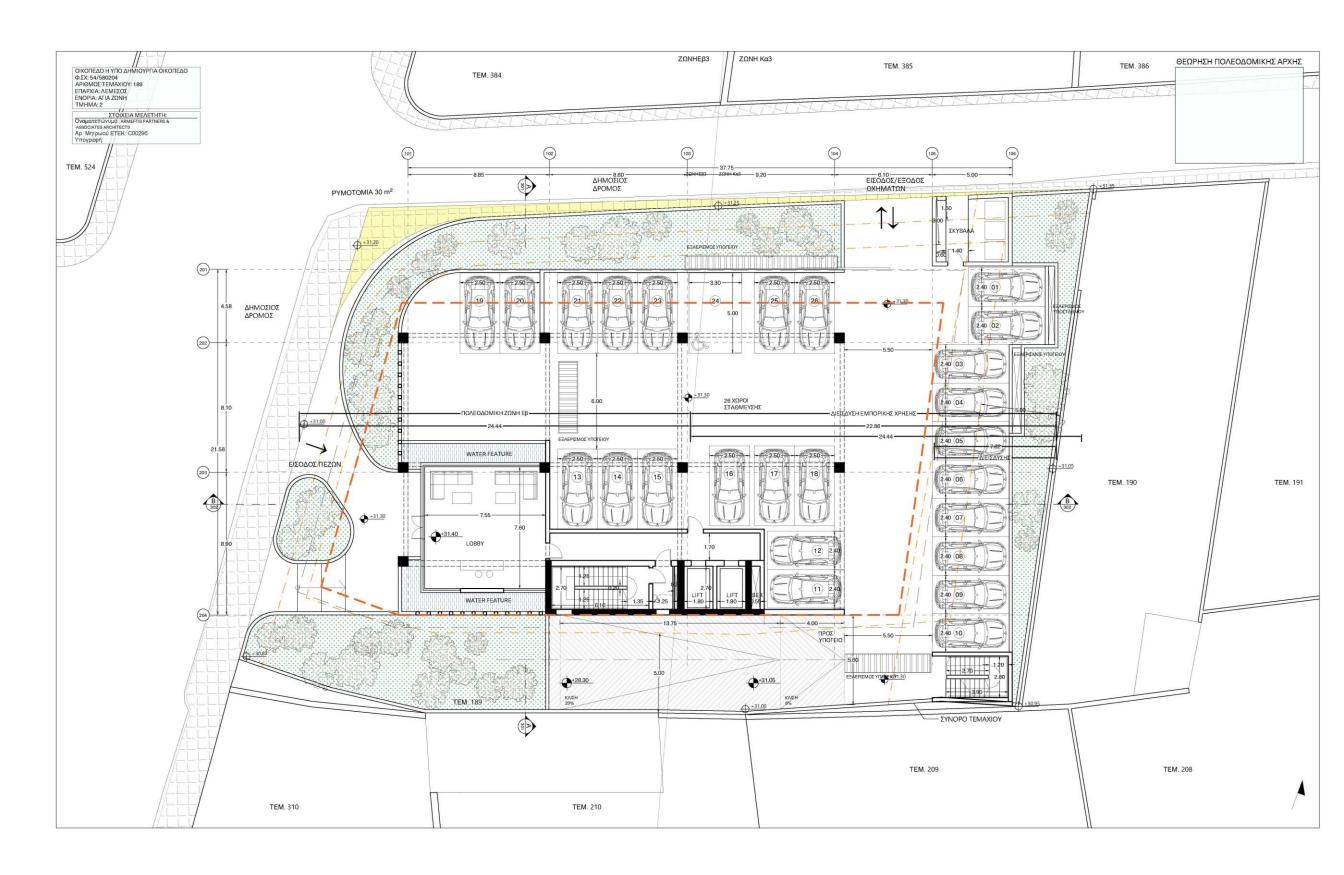
BASEMENT FLOOR





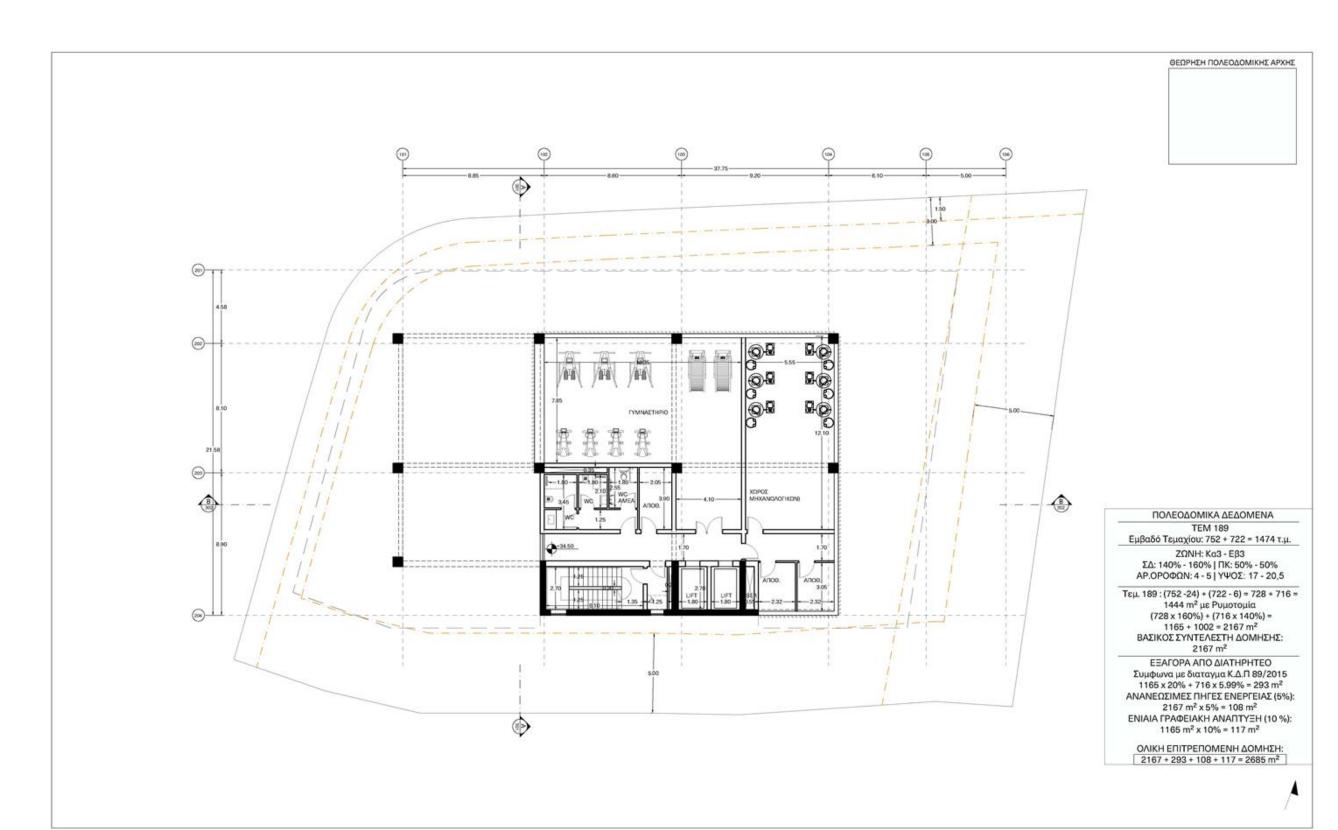
GROUND FLOOR - PILOTIS





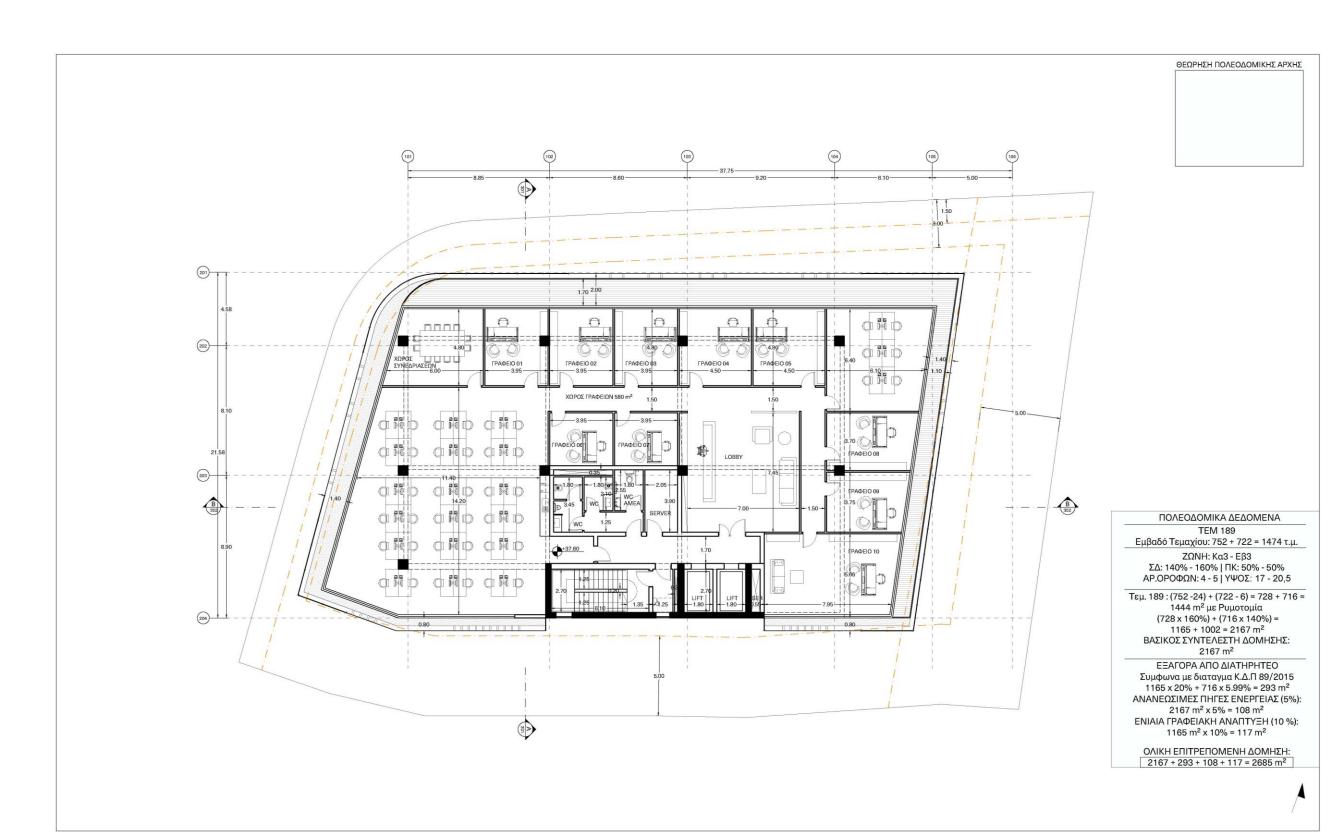
MEZZANINE FLOOR





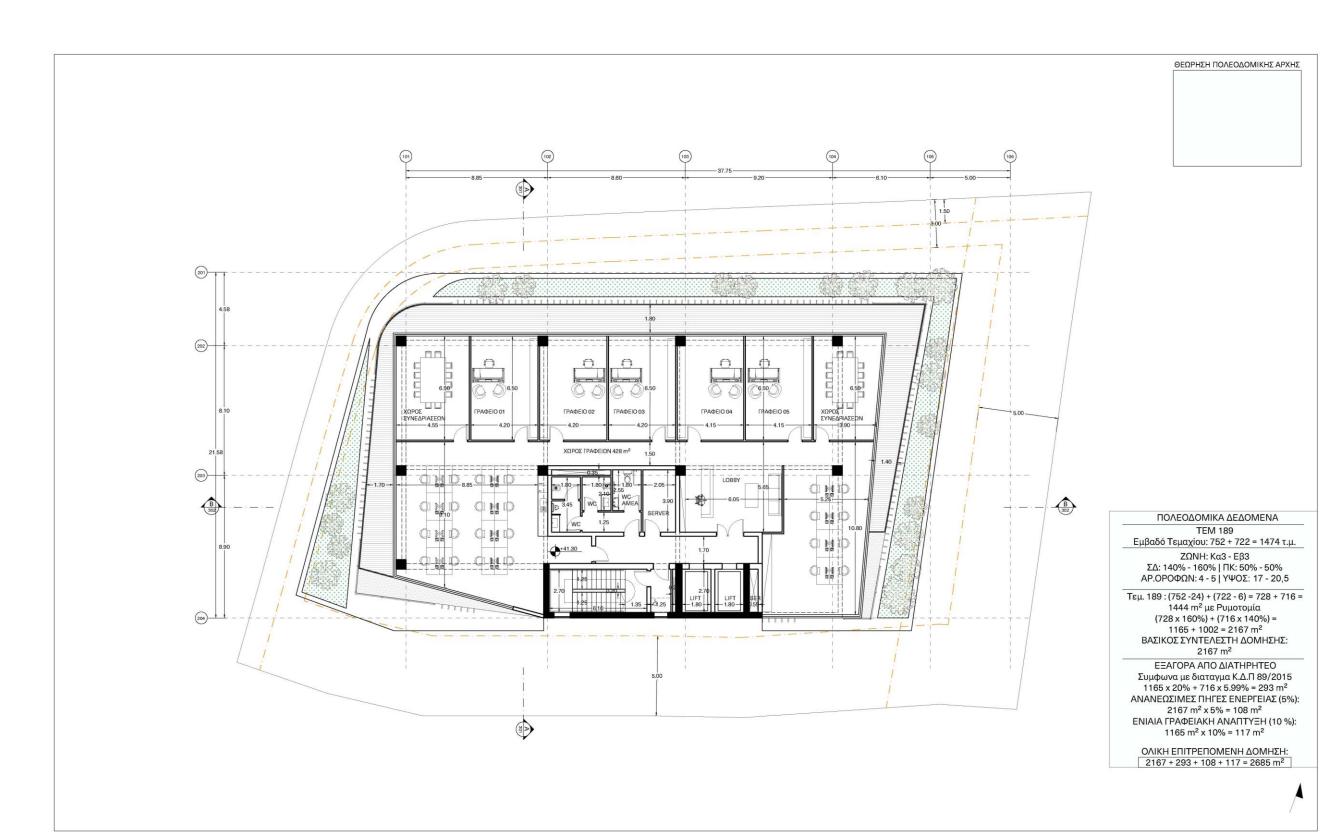
PLANS 1ST FLOOR





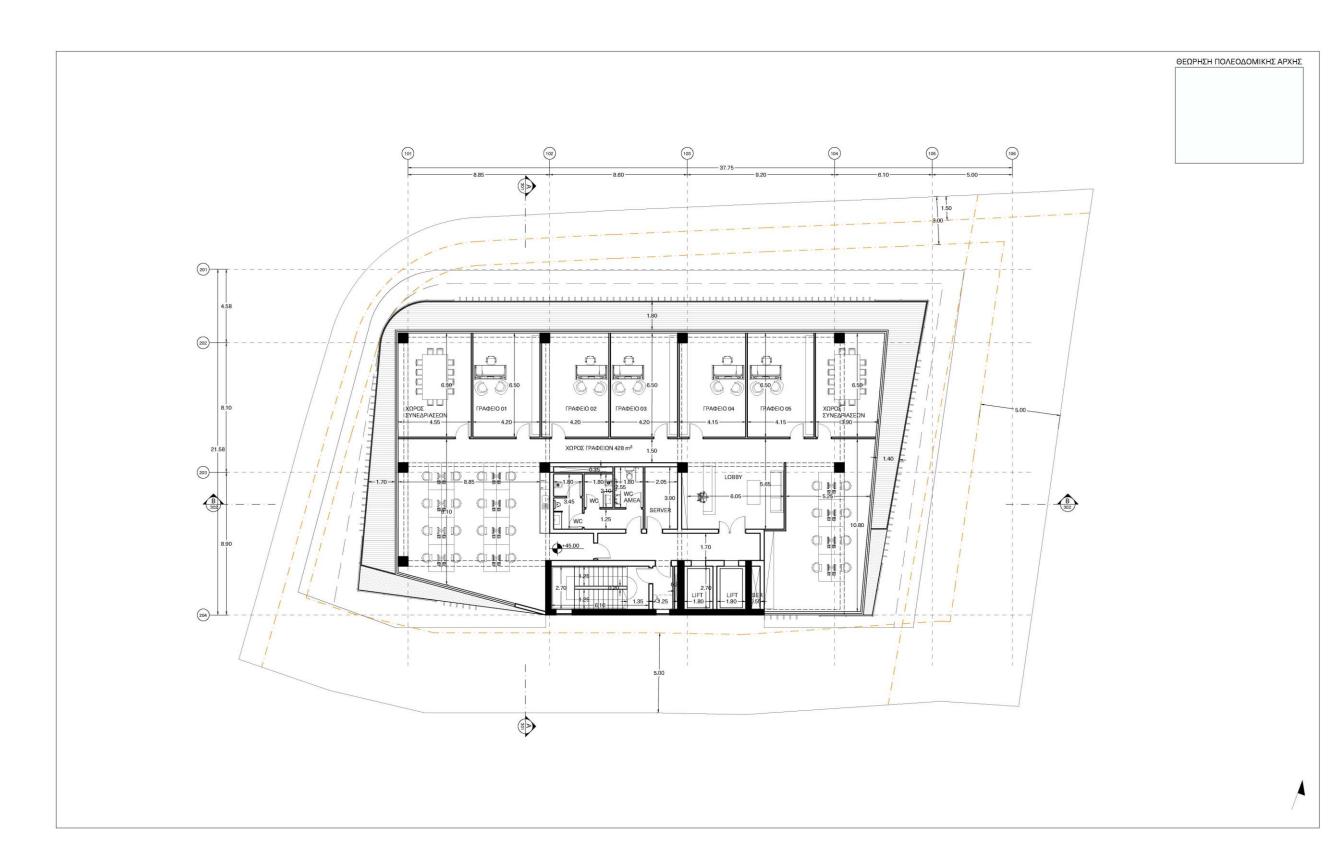
PLANS 2ND FLOOR





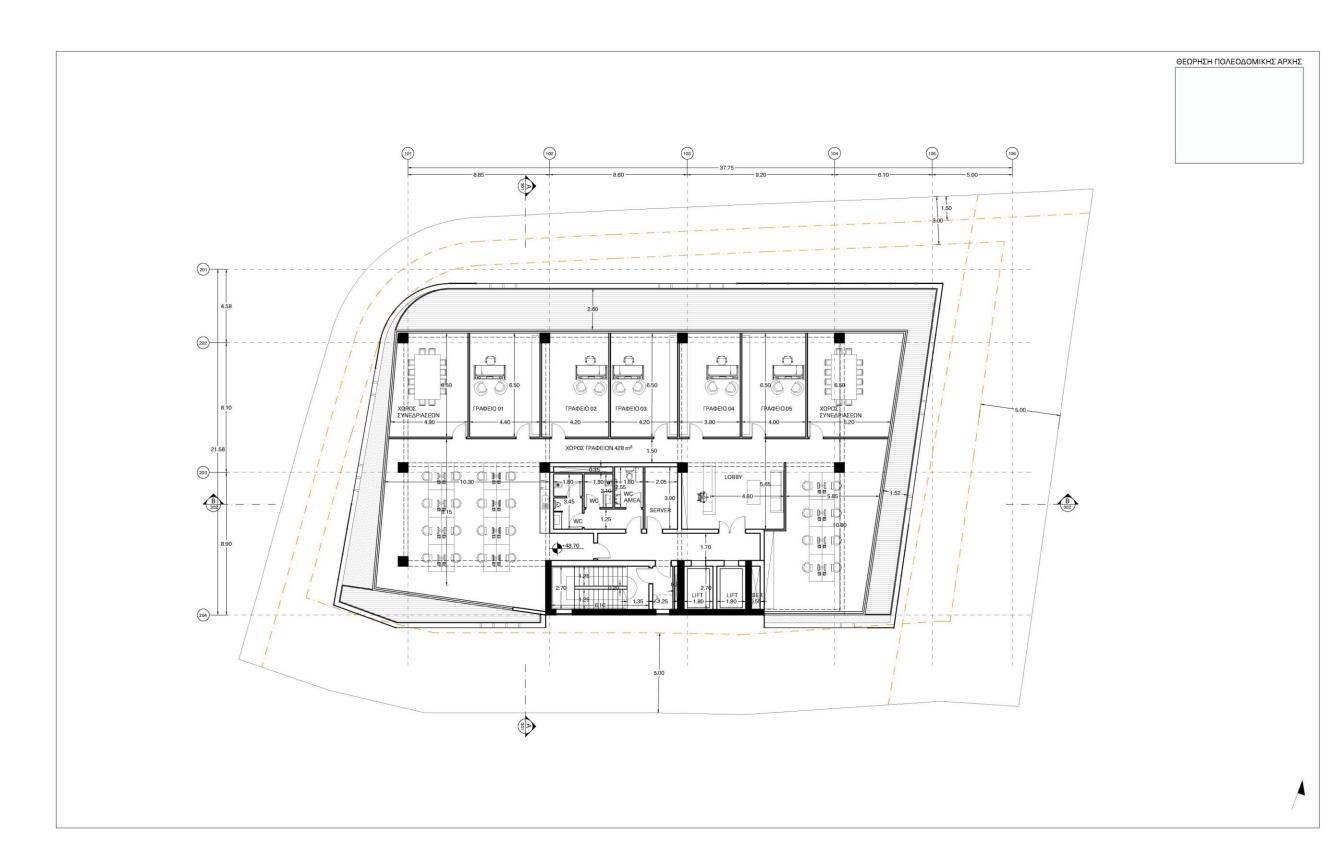
PLANS 3RD FLOOR





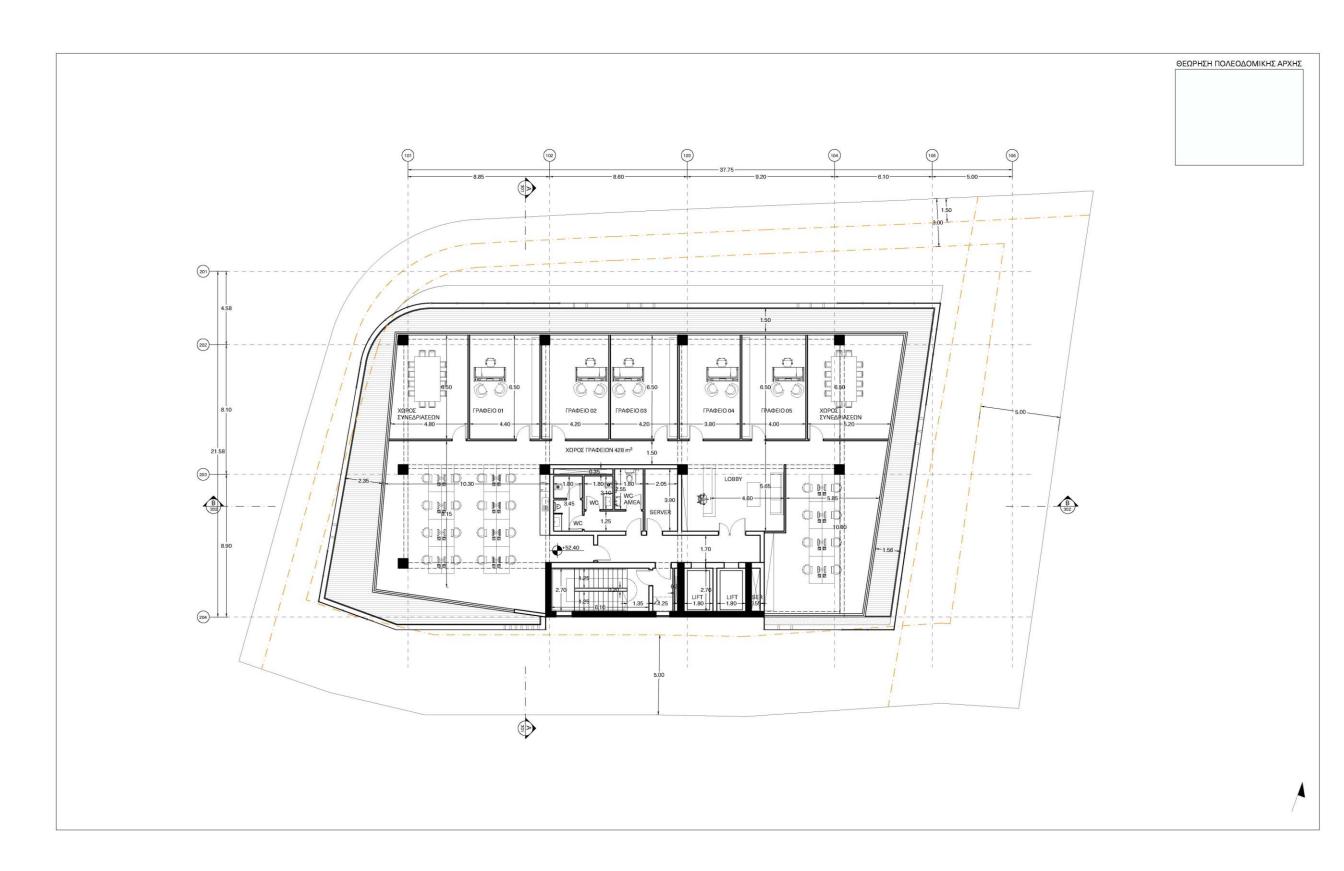
PLANS 4TH FLOOR





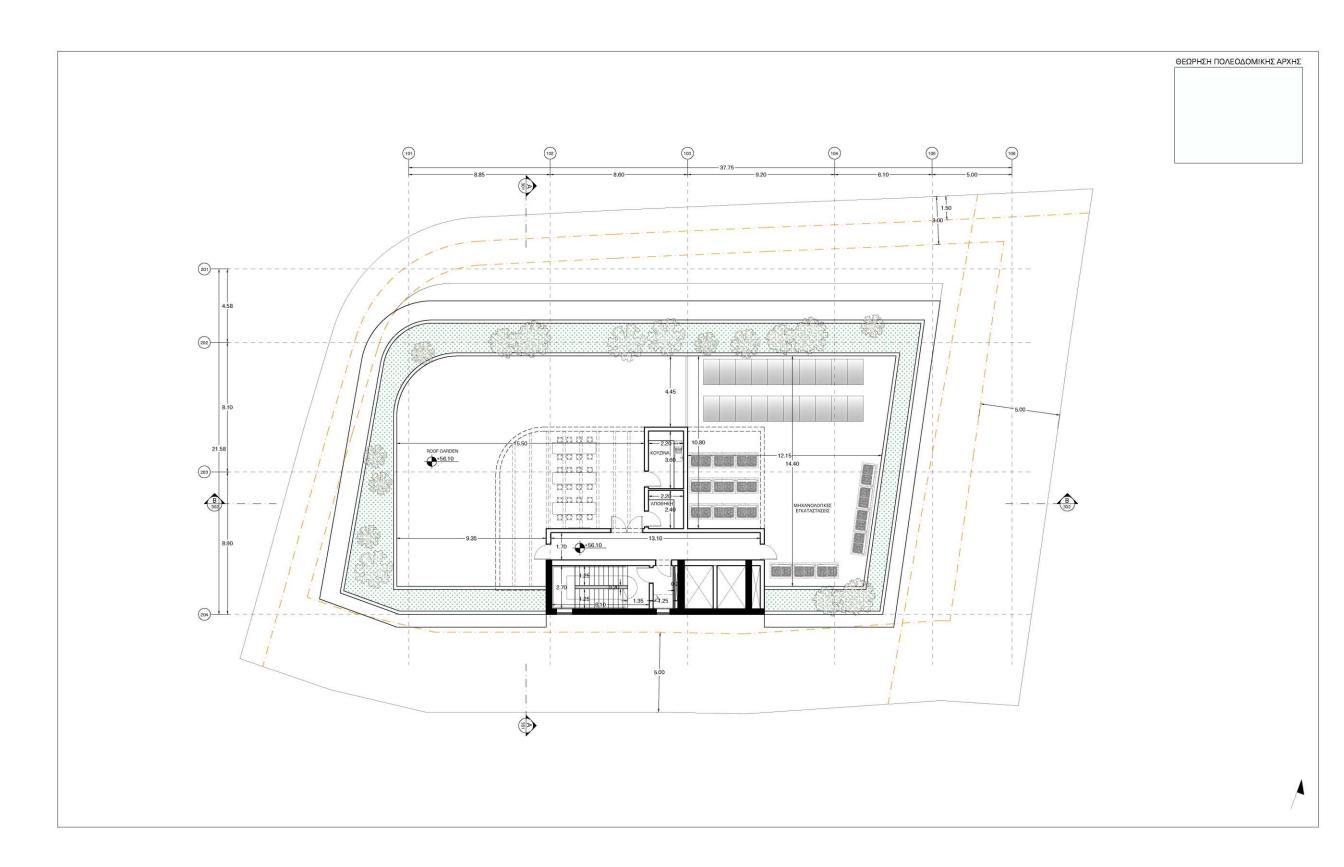
PLANS 5TH FLOOR





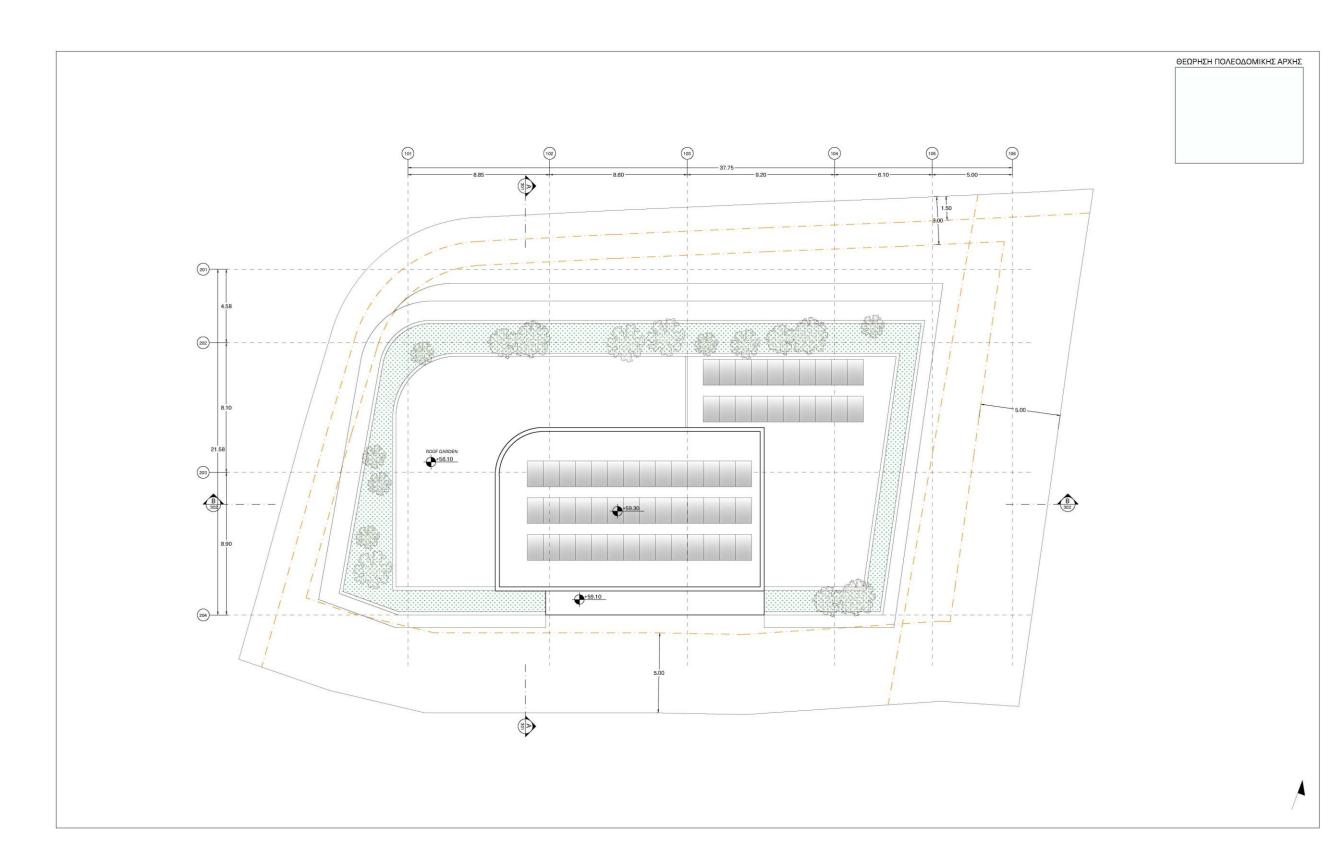
PLANS ROOF GARDEN





PLANS DOMA



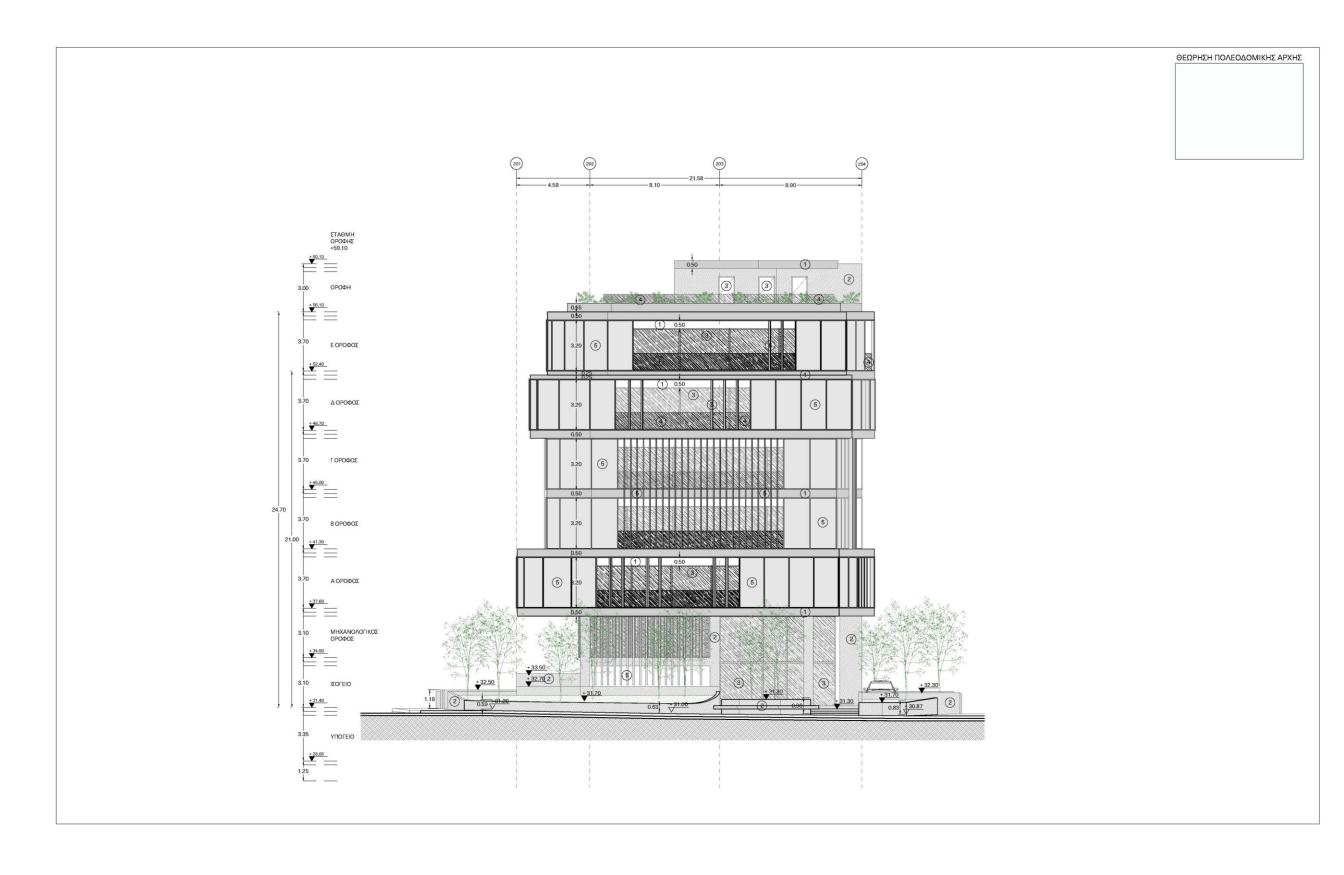


ELEVATION A









ELEVATION C



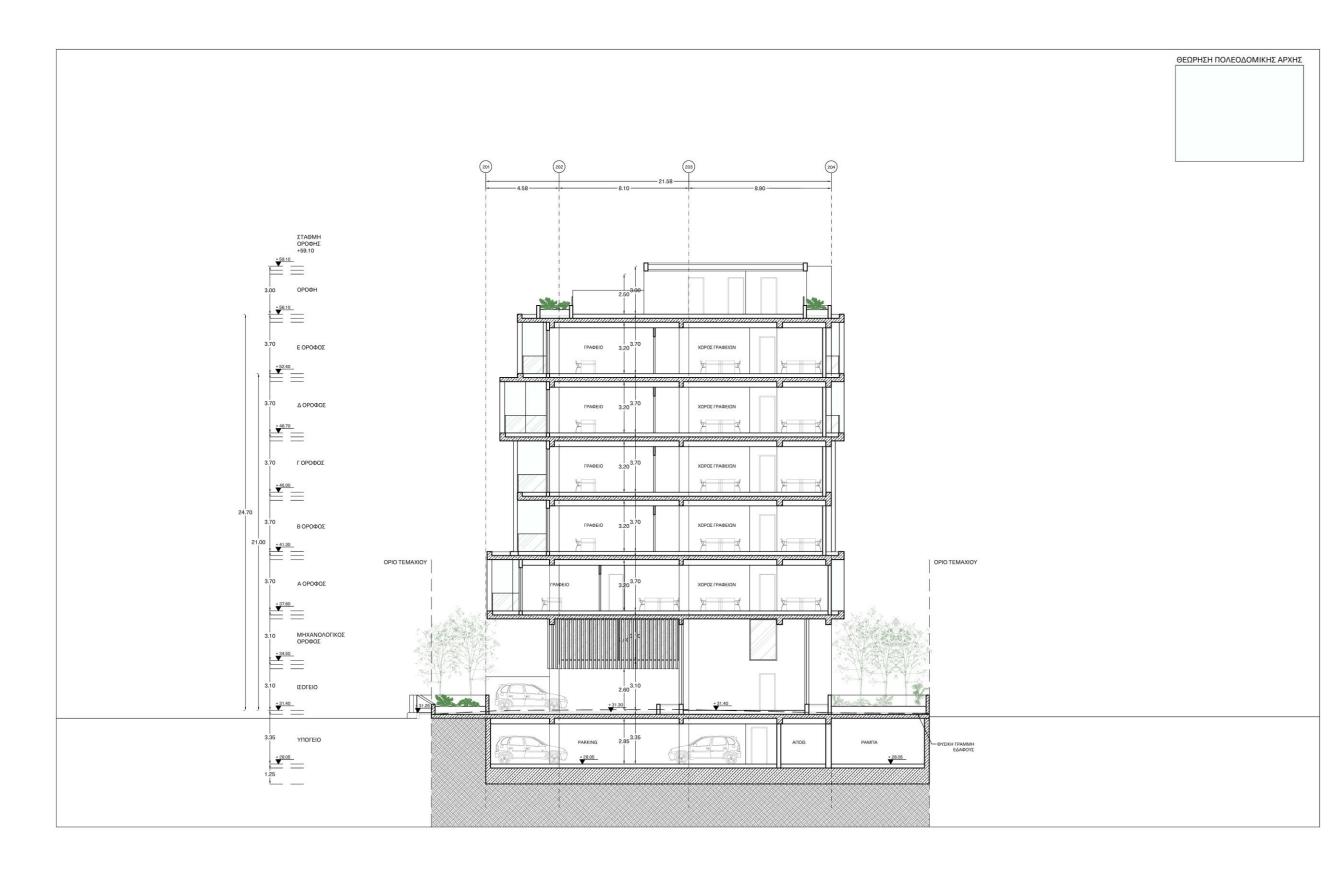


ELEVATION D

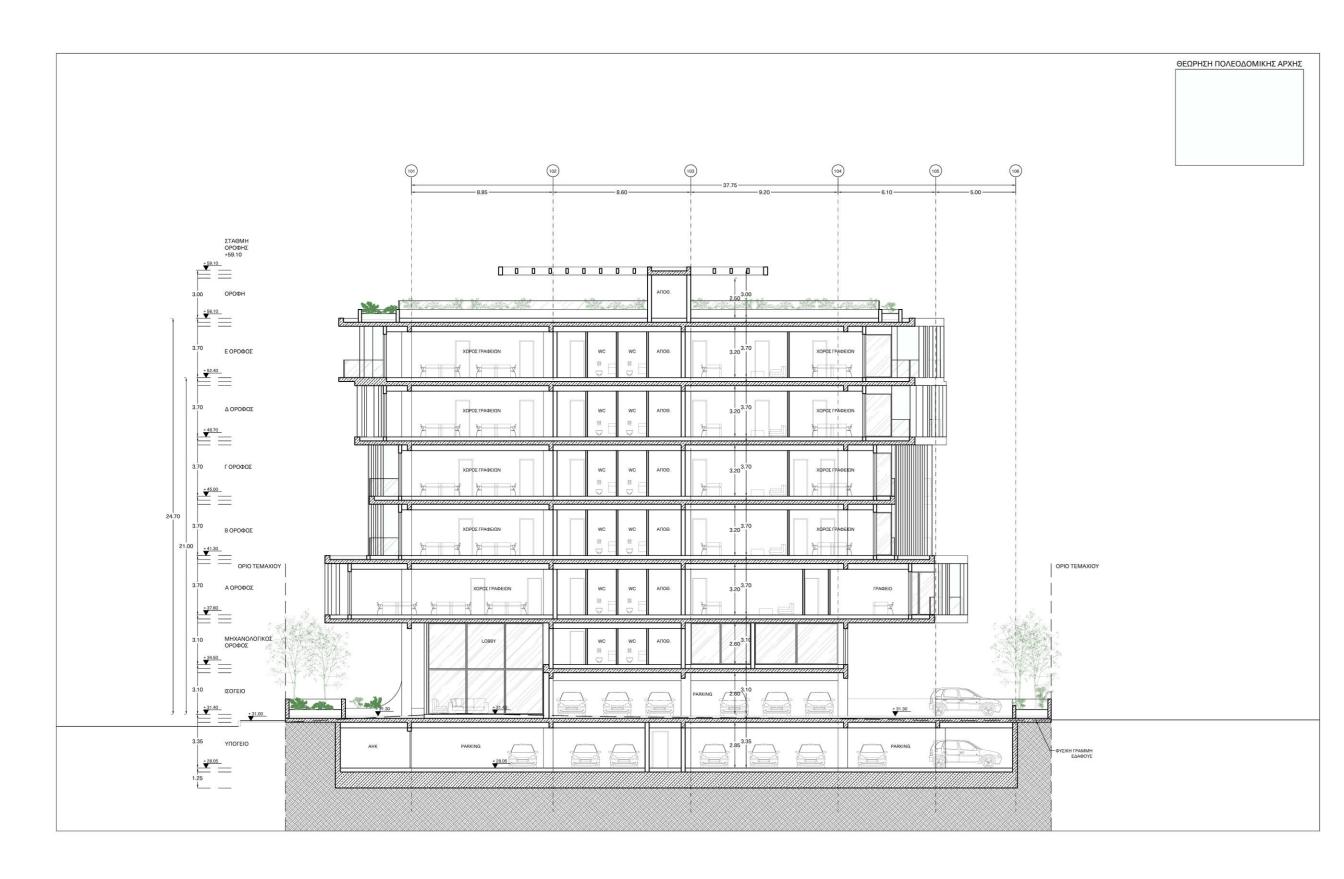












3D MODEL

















