



Total  
Tower

LIMASSOL  
C Y P R U S



Limassol coastline, the emerging avenue of success



First class business center with state-of-the-art facilities

## TOTAL TOWER

Designed by the London based and award winning international architects Scott Brownrigg, the Total Tower will undeniably be one of the most elegant commercial buildings in Cyprus.

## A UNIQUE INVESTMENT OPPORTUNITY

Located on the Limassol stunning coastline and in the heart of the popular long stretched shoreline, Total Tower will be surrounded by modern office complex buildings, classifying the area as an upper class business center, providing state-of-the-art facilities and services.

Additionally, offering clear breathtaking sea views, a luxurious benefit that is both refreshing and stress relieving.



Elegance meets perfection with unobstructed views

- 45 minutes from Larnaca airport
- 35 minutes from Pafos airport
- 5 minutes away from the highway
- 5 minutes away from the town center
- 10 minutes away from the Limassol Marina
- 15 minutes away from the Casino



### THE ULTIMATE LOCATION

Total Tower is situated in the most prominent avenue of Limassol, at the heart of Cyprus' main business hub and at the beachfront of the Mediterranean's crystal waters, only minutes away from downtown and the main highway.

Limassol is a cosmopolitan city combining modern lifestyle with history and culture, surrounded by a network of hotels, restaurants and other venues for business, entertainment and leisure.

Cyprus is conveniently located at the crossroads of Europe, Asia and Africa. The natural beauty of the island, its climate and local hospitality fused with a very attractive business and tax regime, constitute Cyprus as one of the most advantageous and sought after jurisdictions for business people with easy access to Europe.



PORT

LIMASSOL  
MARINA

CASINO

LIMASSOL  
PROMENADE

MUNICIPAL  
GARDENS

LIMASSOL  
LANDMARK

TRILOGY

OLYMPIC  
RESIDENCE

ONE

DEBENHAMS  
STORE



THE HIGHGATE

CROWNE  
PLAZA  
HOTEL

Limassol, the heart of Cyprus' main business hub



Breathtaking, unobstructed beachfront views

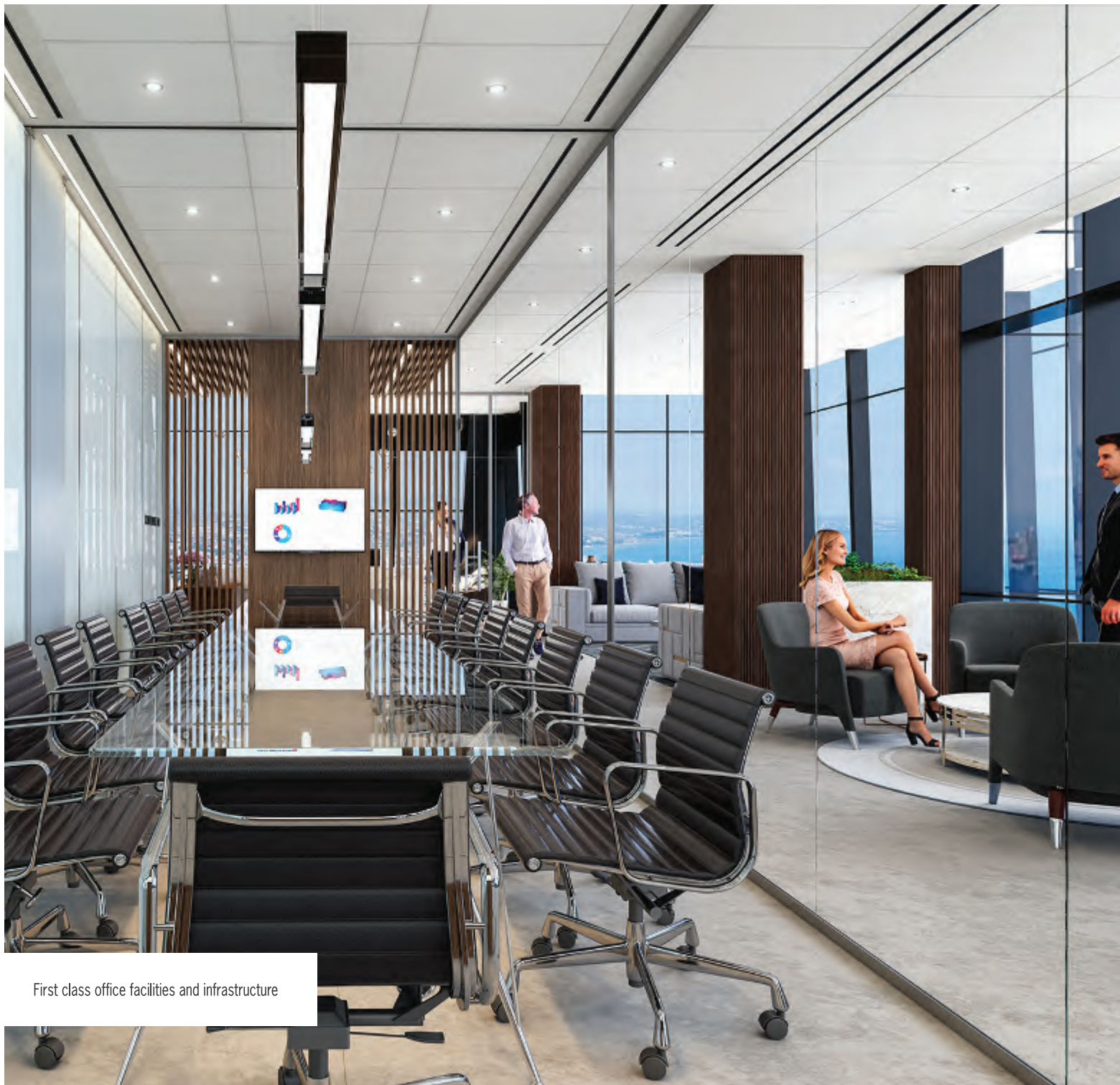
## SPECTACULAR VIEWS

Total Tower will stand over 100m tall and due to its prime beachfront location, guarantees unobstructed breathtaking views of the Mediterranean Sea.

The tower's faceted glass and crystalline geometry maximises its transparency from the outside and the sea views from within the office floors and the 2 sky gardens.







First class office facilities and infrastructure

## IMPRESSIVE WORKING ENVIRONMENT

The elegant shape of Total Tower rising 18 floors above Limassol, sets new standards in commercial tower design and world class office facilities.

All workspaces, offices and conference rooms strike magnificent sea views, reinforcing employee engagement and wellness and offering a larger corporate social responsibility framework.

The Total Tower will offer a unique working experience (4.3m height on each floor) where comfort and convenience mingle. At Total Tower you will not only find state-of-the-art office facilities, but also curated shops.









DF m m ad et



Sky Garden panoramic breathtaking views

## SKY GARDEN

The tower offers 2 levels of sky gardens located on floors 7 and 17 that feature 360-degree uninterrupted bay and city views.

Both sky gardens can be used as common areas for the benefit of all residents with gym, meeting point, library, gallery as well as lounge.



## OUTSTANDING SPECIFICATIONS

Commissioned to aid and persuade planning authorities that the tower would not impose the city skyline, but would in fact start to create a new era in the history of energy efficient and self-sustainable buildings.

The finest and most elegant materials will be used for the construction of the tower. Sustainability is the focal point and the structure qualifies a Grade A Green tower with maximum energy efficiency. 300sq.m. of photovoltaic cells will generate 30kw per hour, 240kw per day.

The tower is capped by a fully glazed cut crystal structure at the top, incorporating photovoltaic arrays and LED light fixtures which will illuminate this feature by night, creating a powerful visual reference point along the Limassol coast.

All common areas are illuminated by LED fixtures with movement sensors which are extremely efficient and save considerable energy and running costs.



A unique energy efficient and self-sustainable tower



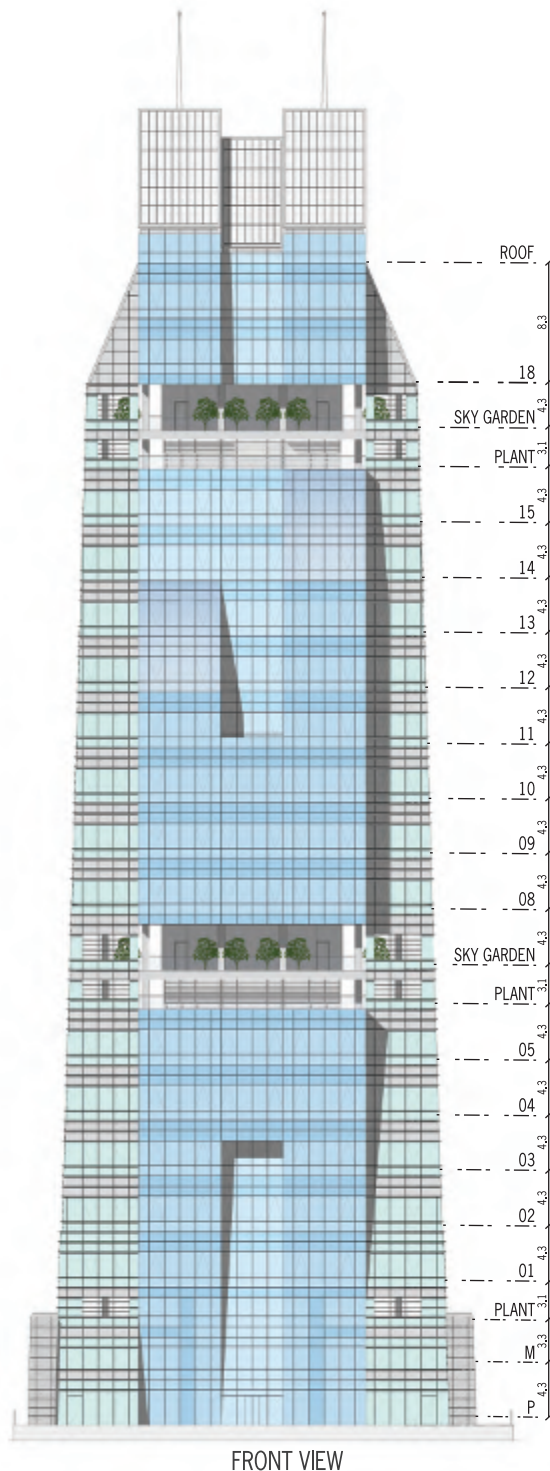


The crown lounge









FRONT VIEW

## FACTS & FIGURES

- Land plot size 2,628m<sup>2</sup>
- Revised planning permit (20/09/2017) ПА 12913
- Area to build
 

- Commercial building	6,501m <sup>2</sup>
- Residential building	1,362m <sup>2</sup>
	7,863m <sup>2</sup>
- Possibility to transfer (at a cost)  
building coefficient from listed buildings 200 to 800m<sup>2</sup>
- Number of basement parking spaces
 

- Public parking spaces	143
- Private parking spaces	131
	274
- Number of building floors
 

<b>Total Tower</b>	
- Basement parking spaces	4.5
- Ground & mezzanine shop	1.5
- Offices	14
- Mechanical floors	2
- Sky Gardens	2
<b>Total Residence</b>	
- Residential	6
- Building height
 

- Main building	91m
- Building crown	12m
	103m
- Floor to floor height 4.3m
- Last floor offices, floor to floor height 8.6m
- Building crown covered in photovoltaics (approx.) 300m<sup>2</sup>
- Public square in front of building 657m<sup>2</sup>



6 luxury apartments a breath away from the beach

## TOTAL RESIDENCE

The modern residential building is just a few steps from the beach and will consist of 6 luxury floor apartments.

Each apartment consists of 206m<sup>2</sup> covered and uncovered areas as well as one parking space. It comprises of a lavish entrée and spacious living room area followed by a large dining area and upgraded lighting design for a spectacular ambiance.

Its grand kitchen has premium stainless steel appliances and stylish marble flooring.

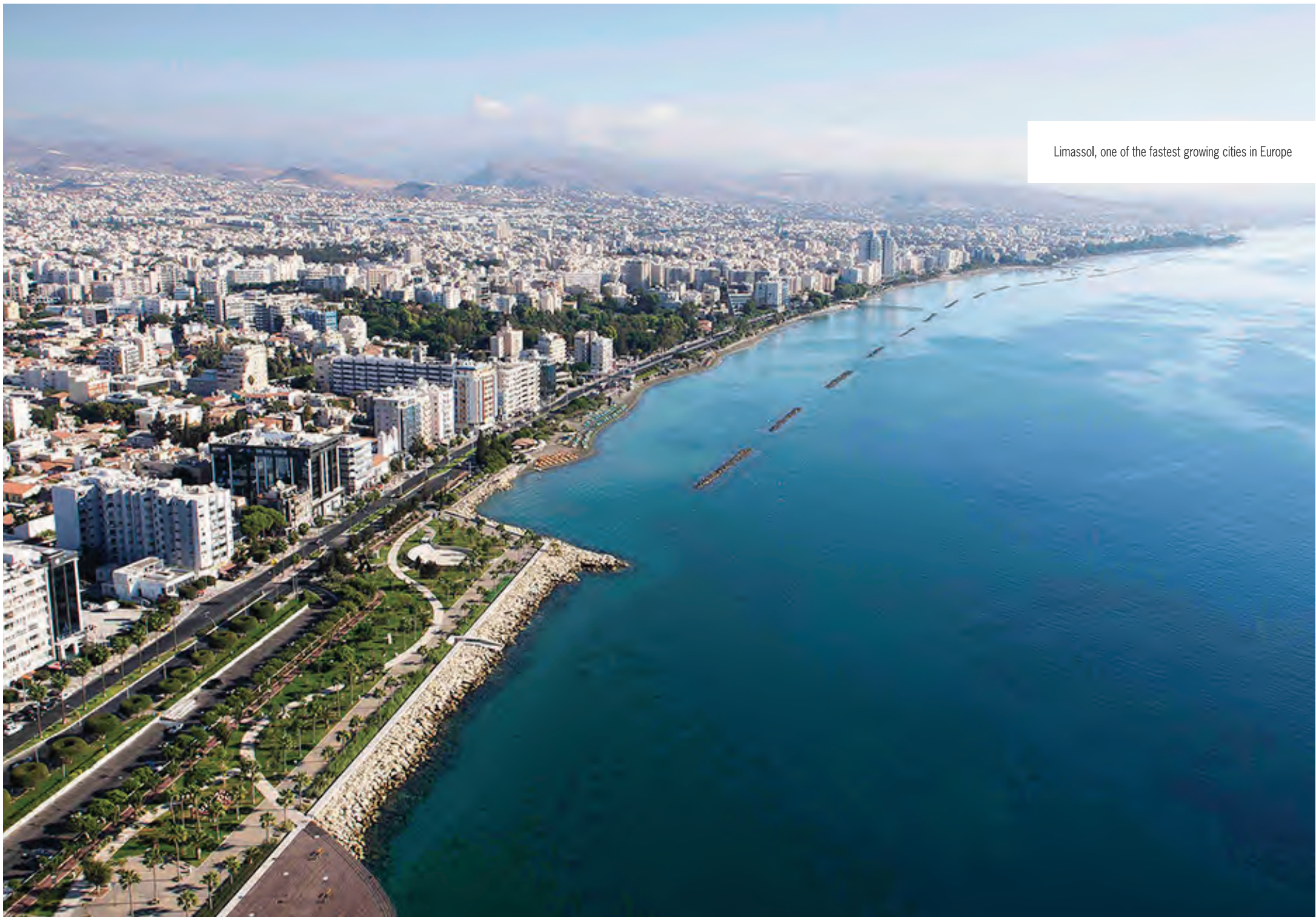
The 3 large bedrooms all have solid wooden floors while their en-suite bathrooms are designed to combine luxury and comfort.

Automation systems are fitted throughout each apartment, offering functionality and simplicity in using lighting and sound.

Each apartment is uniquely designed and furnished with top range materials.



Limassol, one of the fastest growing cities in Europe









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