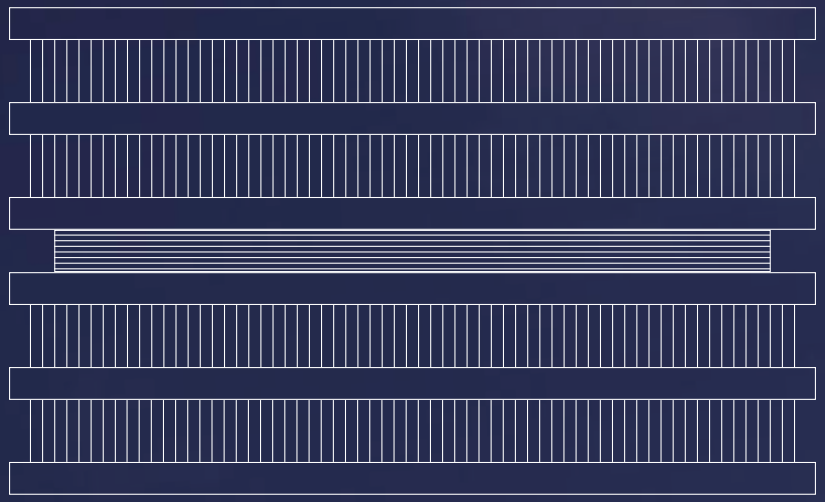
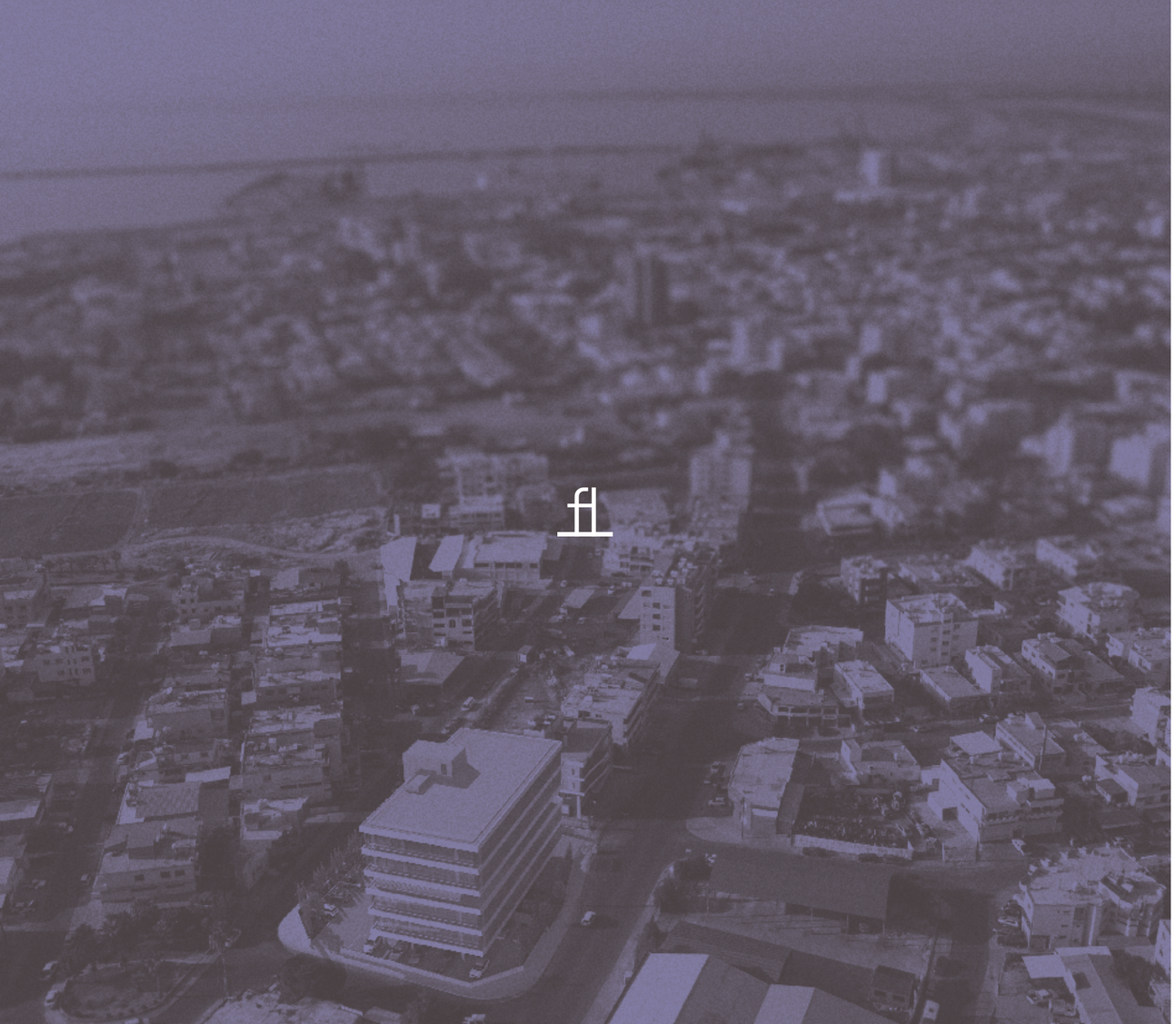
FLAMINGO
PROPERTIES



WestPoint

BUSINESS CENTER



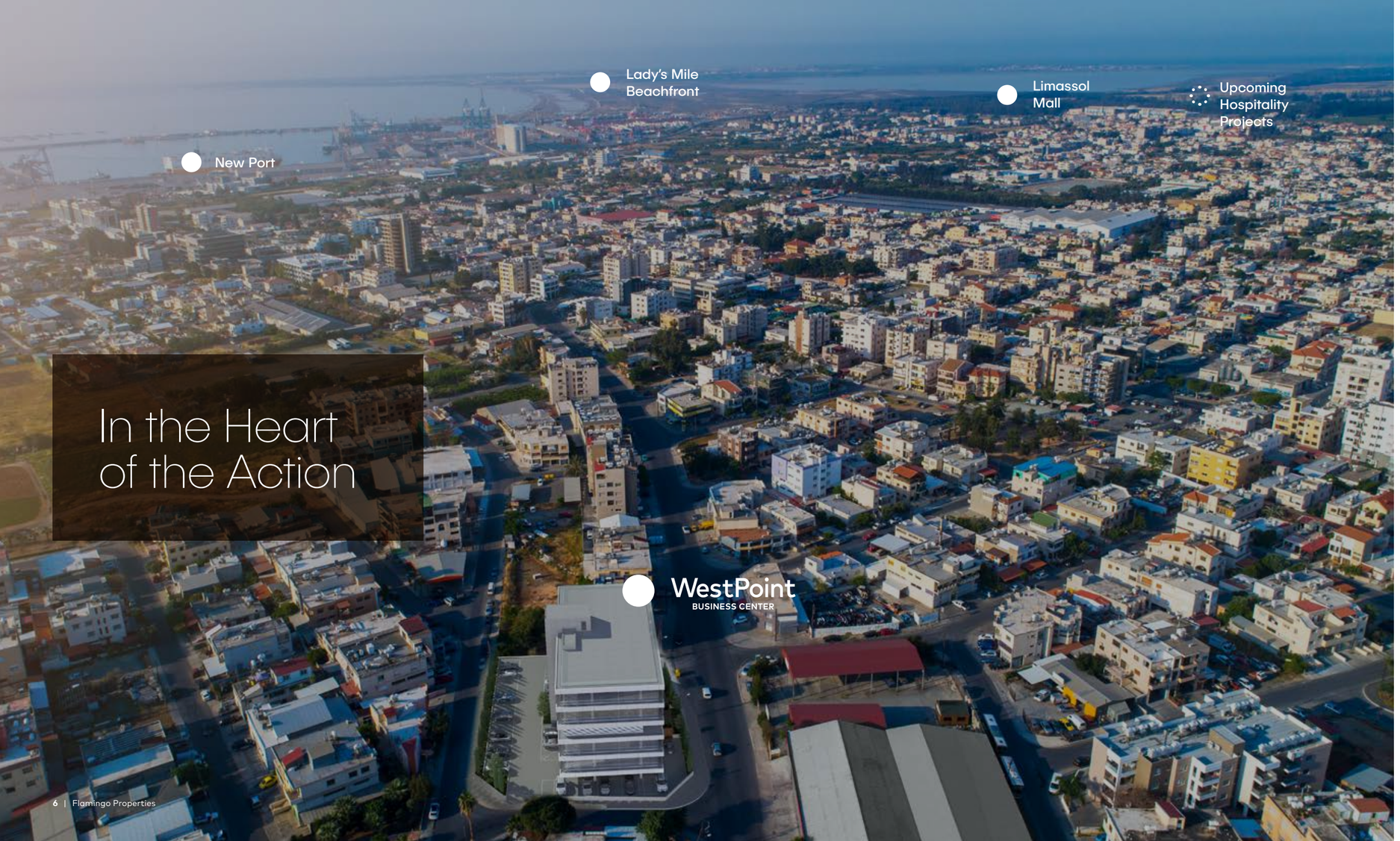
Elevate your Corporate Profile

WestPoint
BUSINESS CENTER

An Enviable Location, Close to the Heart of Everything

Flamingo Properties proudly presents an iconic new business center in the heart of Limassol. Located in the West commercial zone of Limassol it provides direct access to businesses, financial institutions, retail and leisure attractions. It's just one kilometer away from Limassol New Port and minutes away from famous landmarks including the Limassol Marina and Limassol Mall.

In the Heart of the Action



3000m² of space to express yourself

WPBC is a high specification construction designed by one of the leading architecture firms of the island. The exterior creates a superb feeling of space and light in the offices while providing outstanding outlooks and enhancing the feeling of openness.

Supreme finishes and flexible arrangements are completed by state-of-the-art technology, along with meeting rooms and conference facilities to inspire.

Flexibility, Luxury & State-of-the-Art Technology

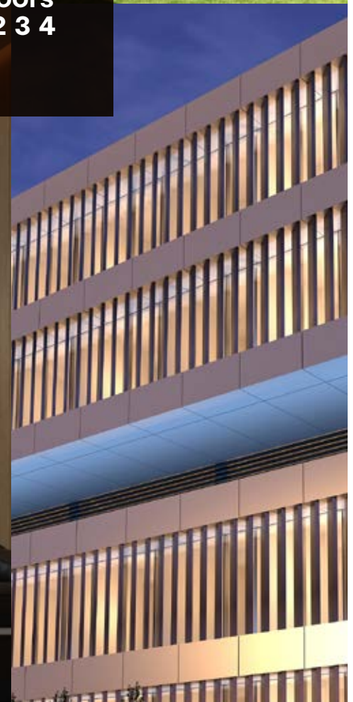
- Luxurious lobby entrance formed through an enclosed landscaped garden.
- Four office floors each with an area of 650m^2
- Flexible plan layout that can be used as a whole or separated into smaller units
- Applies the latest energy efficiency technologies

A Unique Off-Plan Property Investment in Limassol

A proven business model with strong profit margin generation and attractive returns.

Ground Floor

Floors
1 2 3 4



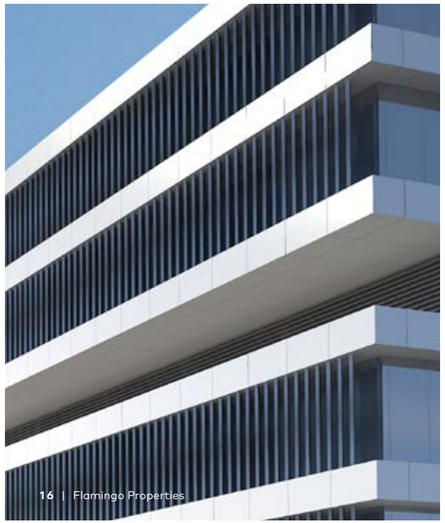
lamingo Properties

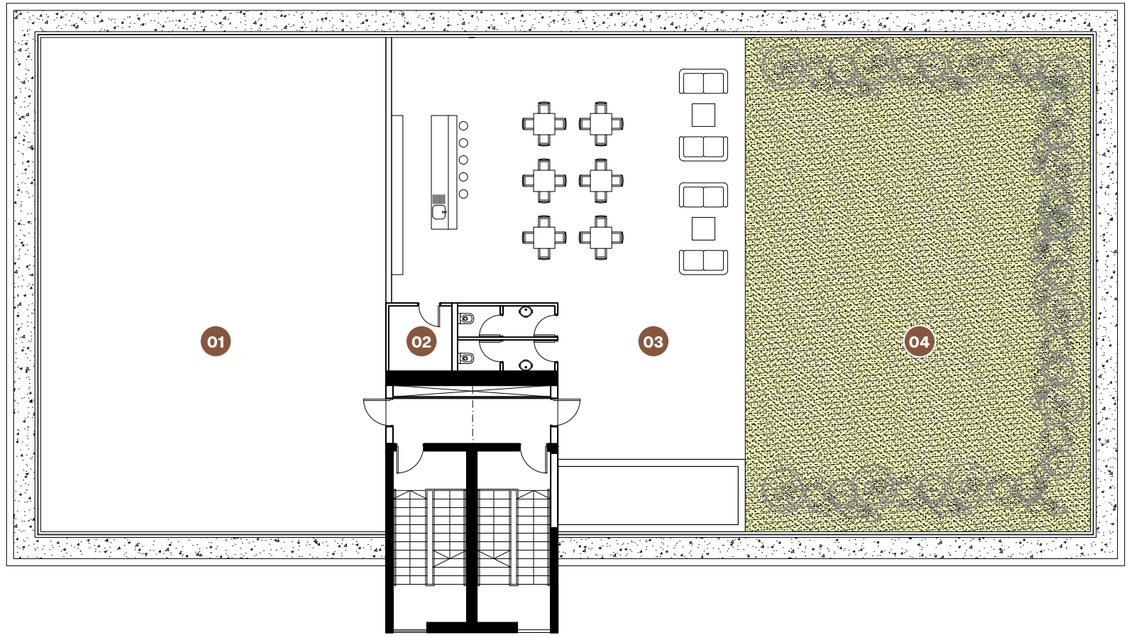
Office Space 01

Office Space 02

Office Space 03

01 Reception / Waiting Area
02 Working Area
03 Conference Room
04 Semi-Executive Office
05 Executive Office
06 Kitchenette
07 Rest Rooms





Roof Garden With Common Areas

01 Common Service Area
02 Storage Room
03 Common Roof Area
04 Green Roof

Area Analysis

		Covered Interior Area (m^2)	Total Gross Area (m^2)	Total FSI Area (m^2)
Ground Floor	Lobby	123	222	0
	Common Areas	29		
	Storage Rooms	70		
First Floor	Office 101	156	650	650
	Office 102	162		
	Office 103	239		
	Common Areas	93		
Second Floor	Office 201	156	650	650
	Office 202	162		
	Office 203	239		
	Common Areas	93		
Mechanical Floor	Mechanical	433	526	
	Common Areas	93		
Third Floor	Office 301	156	650	650
	Office 302	162		
	Office 303	239		
	Common Areas	93		
Fourth Floor	Office 401	156	650	650
	Office 402	162		
	Office 403	239		
	Common Areas	93		
	Total Areas	**3348**	**3348**	**2600**

Technical Specifications

1. BUILDING STRUCTURE
Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs.
The design on both ways will be in line with European anti-earthquake construction specification codes.

2. WALLS AND CLADDING
The walls will be constructed out of clay bricks and three coats of plaster. The exterior walls will be constructed out of 20cm reinforced concrete. The external surface will be covered with thermal insulation and will be clad with aluminum panels. 3 coats of normal plaster (25mm thickness) will be applied on the internal surface. The interior walls will be constructed out of 10cm hollow insulated bricks and will have 3 coats of normal plaster (25mm thickness) and will be applied on both sides of the brick's surface. Before applying the plaster, a fiberglass plastic net is applied in order to control settlements and Cracks of the walls, at all the joints of concrete with brick-walls.

3. INTERNAL FINISHES FLOORS
Above the concrete slab of each internal area:
Light concrete screed will be installed where the internal area will be paved by ceramics or marble. Grated concrete and anti-dust sealer will be installed in internal areas where there will be raised floor.
- Marble paving in entrance and lift lobbies
- Granite paving in staircase
- Ceramic tiles in toilets, verandas
- Raised floor in the offices

4. ROOF
The thermal insulation of the roof will be installed above the concrete slab of the roof
The thermal insulation of the roof will be covered with a concrete layer of screed and will have a minimum thickness of 5cm
For water insulation of the roof above the screed bituminous double membrane reinforces with polyester cloth, of 8mm in thickness (4+4) with mineral chipping and paint

5. CEILINGS
- Reception and elevator lobbies are decorated with gypsum-board suspended ceiling
- Offices and toilet areas are decorated with gypsum tile suspended acoustic ceiling fixed in metal grid system

6. CURTAIN WALLS AND WINDOWS
Anodized aluminum windows with double glazing glasses for the three floors of offices.
For the ground floor and the mezzanine laminated glass (6mm – 6mm) with low e-coating surface on the one surface.
Windows of dimensions 90x155cm will be tilt and turn type.

7. PAINT WORK
- Interior ceilings: Three coats of emulsion and spatula on interior ceilings
- Interior walls: Three coats of emulsion and spatula on interior walls
- Exterior Walls: Three coats of emulsion of outdoor use
- Exterior Ceilings: Three coats of emulsion for outdoor use and spatula on exterior ceilings
- Wood surfaces: Lacquer paint will be applied on wood surfaces
- Metal Surfaces: Oil paints will be applied in three coats (primer, undercoat and finish)

8. WOODWORKING
Doors
- Timber veneered or lacquered with glass doors to the staircase, complying with local fire regulations
- Timber veneered or lacquered internal doors

Kitchens
- Timber veneered or lacquered based on the architectural drawings

9. ELECTRICAL INSTALLATIONS
The electrical installations are in accordance with BS7671:2001(2004) 17th Edition IEE wiring regulations and regulations of Electricity Authority of Cyprus (E.A.C.).
- There will be provision for 100 workstations and four electric sockets will be installed in each.
- Two of the four electric sockets in each workstation will be served by uninterruptible power supply (UPS). The UPS will be procured by the Client
- Provision for a central generator will be installed. The purchase of the central generator will be procured by the Client
- The standby generator supports life safety and essential services in the event of a main supply failure.
- The location of the Central Generator will be less than 10m away of the Electric Meters Room.
- Supply and installation of all the lighting fixtures. The lighting fixtures will be LED technology

The light level:
- in the office spaces (working areas) will be 500lux
- in the office space (Internal Corridors) will be 200lux
- In the support spaces (Toilets, Storage rooms, Mechanical Rooms, Electrical Rooms, Generator Rooms) will be 200lux
- In the Public Areas (Elevator Lobbies, Public Corridors, Stairwells) will be 200lux
- In the Specialty Areas (Kitchens, Structured Parking, Entrances) will be 500 lux
- In the Specialty Areas (Dining areas) will be 200lux
- In the Specialty Areas (Structured Parking, Intersections) will be 100 lux
- In the Specialty Areas (Structured Parking, general) will be 50 lux
- Emergency lighting will be installed everywhere that is required to be complying with local fire and safety regulations.
- Completed structured cabling system, Cat6 with double RJ45 sockets in each workstation, cabling and finishing in a single rack included
- Completed installation of fire alarm system and lighting conductor according to the rules and regulations of Fire Service, of the Urban Planning Department or any other authority and according to the recommended (by the client) layout
- Installation of completed system of video door phone, electric barriers for cars entry/exit and garage door for the basement
- Installation of complete Security Alarm System, closed-circuit television (CCTV) and access control system
- Provision for automation controlling lighting system

10. ELEVATOR
Two (2) Elevators with capacity of 8 persons will be installed.

11. MECHANICAL – COOLING AND HEATING
- Piping for cooling & heating as well as a fully functional HVAC system will be provided in all common and office areas
- The basement ventilation will be provided and will be according to the fire department terms

12. MECHANICAL - PLUMBING
- Installation of polypropylene water pipes PPR type, with thermal insulation in hot water 9mm armaflex AC and HT (outer tube)
- Water supply with a pressure system
- Water tanks with capacity of 4m^3 of cold water will be installed on the roof
- High speed electric water heater will be installed below the cupboard of each kitchen
- Drain grates connected with a piping system that will serve the whole building will collect the rain water from the roof, balconies, ground floor and basement in a pit in the basement
- Rainwater pumping station of two pumps (Main and Secondary pump, by Lowara) will be installed in the basement
- UPVC pipes for drainage of sewage and rainwater
- Connection to the Sewerage Board of Limassol

13. SANITARY WARE, FAUCETS/TABS, FIXTURES
- The sanitary ware will be by Ideal Standard
- The faucets/taps will be by Grohe
- The sanitary fixtures will be by Davo
- The Kitchen sink will be by Franke

14. RAILS
- Metal railing for the stairwell
- Safety glass railing for the terrace and the mezzanine

15. LANDSCAPING
- The ground level has a landscaped area

16. ROOF GARDEN
- All the offices have access to the roof terrace through the common staircase and elevator

17. CAR PARKING
- Car parking spaces on ground floor
- Electric barriers controlling the entrance and exit of cars at the ground floor
- The car parking floor will be grated concrete

18. STORE ROOMS
Storage Rooms are located in the ground floor area.
- Storage floor tiles
- Wall Clay brick 25cm externally with 25mm of plaster internally and externally

19. SECURITY FACILITIES
- Boundary walls on plot borders
- Video Intercom system linking entrance gates and basement car parking entrance to reception area
- CCTV monitoring and intruder alarm systems to control entrance areas and basement car parking
- Burglar alarm
- Access door controls at all entrances of building

20. ENERGY PERFORMANCE
The building design complies with the latest local Energy performance regulations
The building will have an energy performance certificate of 'B' rating with low CO_2 emissions, achieved by:
- All frames are aluminum and all glasses are double glazed, with low energy characteristics (solar factor and light transmission) achieving high sustainability rating
- Thermal Insulations: All external hard surfaces, roof and wall aluminum cladding are installed as per energy performance regulations
- Low energy consuming LED lighting

21. RENEWABLE ENERGY
Provision for installing photovoltaic system in order to reduce electricity consumption of building and also obtain energy performance certificate of 'A' rating.

FLAMINGO
PROPERTIES

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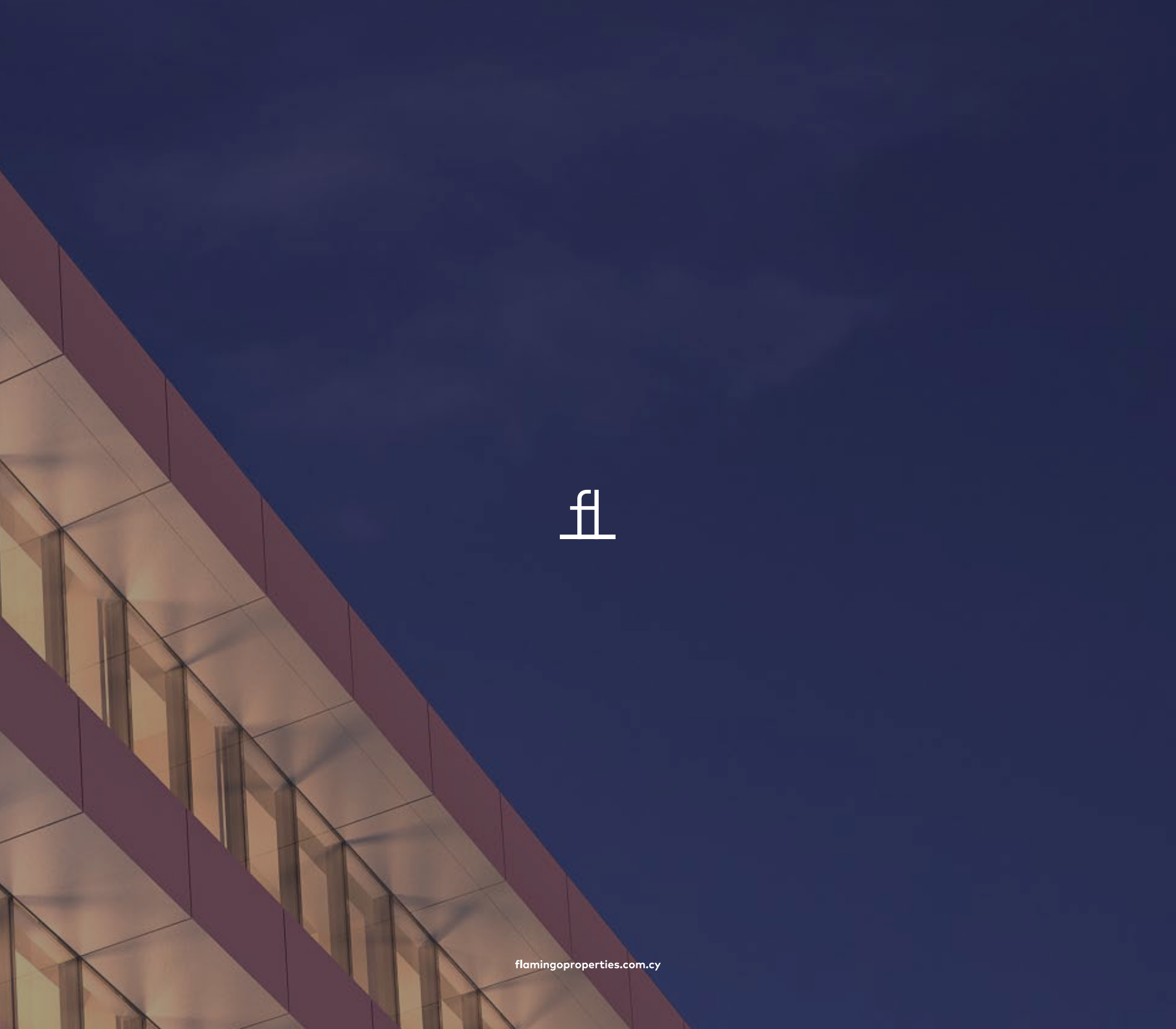

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