



WESTPOINT
BUSINESS CENTRE

RED DEFINING ING

THE OFFICE SPACE







AN
ENVIABLE
LOCATION
LIMASSOL



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.



WEST POINT
ARCHITECTURE





New Port



City Center

WestPoint
BUSINESS CENTER

Old Port

Limassol
Marina

MyMall

New Port



1300M² 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.





- FOUR OFFICE FLOORS EACH WITH AN AREA OF 350M²
- FLEXIBLE PLAN LAYOUT THAT CAN BE USED AS A WHOLE OR SEPARATED INTO SMALLER UNITS
- APPLIES THE LATEST ENERGY EFFICIENCY TECHNOLOGIES

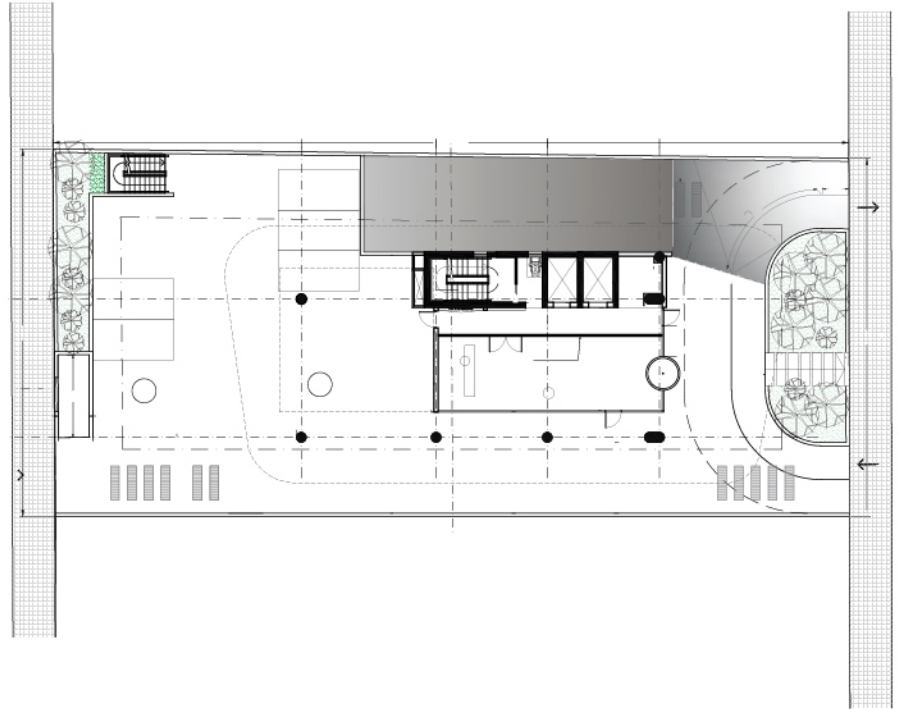
FLEXIBILITY, LUXURY
& STATE-OF-THE-ART
TECHNOLOGY





A UNIQUE
PROPERTY
IN LIMASSOL

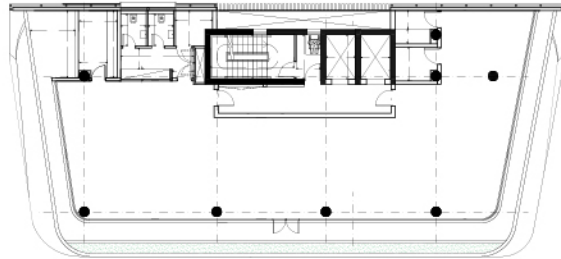
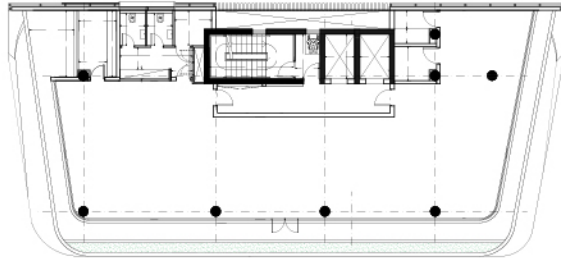
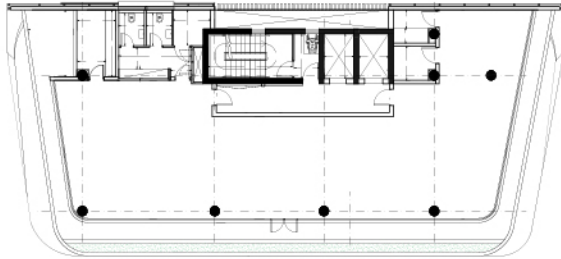
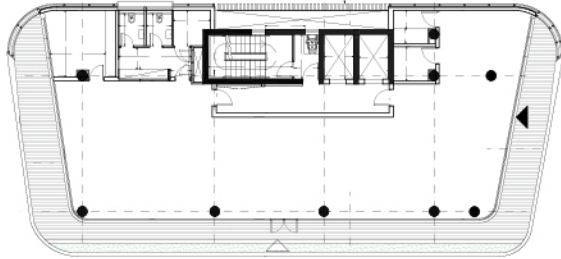
GROUND FLOOR





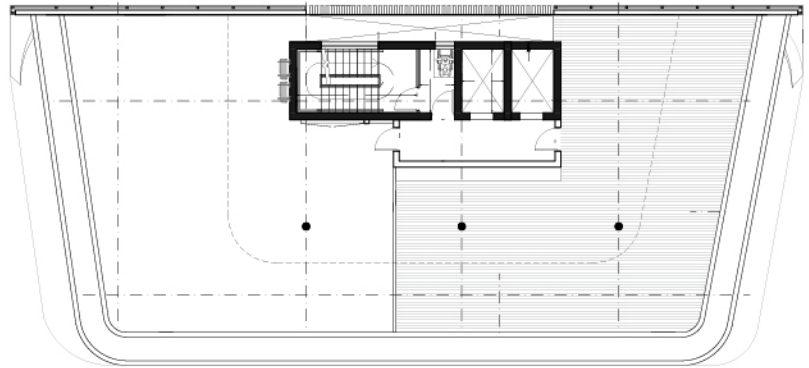


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ROOF GARDEN



AREA ANALYSIS

INTERIOR

LEVEL	AREA DESCRIPTION	TOTAL
	PARKING AREA / RAMP	764
BASEMENT -1	CIRCULATION	47
	SERVICES	75
GROUND	LOBBY	94
	SERVICES	35
MECHANICAL	MECHANICAL AREA	86
	CIRCULATION	34
LEVEL 01-OFFICE	OFFICES	294
	CIRCULATION	44
LEVEL 02-OFFICE	OFFICES	286
	CIRCULATION	44
LEVEL 03-OFFICE	OFFICES	286
	CIRCULATION	44
LEVEL 04-OFFICE	OFFICES	286
	CIRCULATION	44
ROOF GARDEN	ROOF AREA	26
SUBTOTAL		2487

COVERED EXTERIOR

LEVEL	AREA DESCRIPTION	TOTAL COVERED AREA
	PARKING AREA / RAMP	764
BASEMENT -1	CIRCULATION	47
	SERVICES	75
GROUND	LOBBY	94
	SERVICES	35
MECHANICAL	MECHANICAL AREA	86
	CIRCULATION	34
LEVEL 01-OFFICE	OFFICES	350
	CIRCULATION	44
LEVEL 02-OFFICE	OFFICES	352
	CIRCULATION	44
LEVEL 03-OFFICE	OFFICES	352
	CIRCULATION	44
LEVEL 04-OFFICE	OFFICES	352
	CIRCULATION	44
ROOF GARDEN	ROOF AREA	26
SUBTOTAL		2741





TECHNICAL SPECIFICATIONS

BUILDING STRUCTURE

- 1.1 Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs. Steel supplier will be of European origin - Steel B500C.
- 1.2 The design on both ways will be in line with European anti-earthquake construction specification codes.

WALLS AND CLADDING

- 2.1 The exterior walls will be constructed out of 20cm reinforced concrete. The external surface will be clad with 4mm aluminium composite panels (ALUCOBOND or similar). 3 coats of normal plaster (25mm thickness) will be applied on the internal surface.
- 2.2 The interior walls in common areas will be constructed out of hollow insulated bricks LEDRA - Series LB20 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.
- 2.3 The interior walls in office areas will be made of 12,5mm gypsum-board system with MW metal studs. 50mm of rockwool insulation will be placed within the two layers of gypsum boards.

INSULATION

- 3.1 Waterproofing of basements will be achieved with 4mm Bitumen Membrane, placed between two layers of gross-beton under the foundations, and protected with 600 g/m² FONDALINE polyethylene sheet on basement walls.
- 3.2 Waterproofing of verandas will consist of Bitumen Membrane on the floor slab and Polyurethane insulation system (Mariseal 270) under the floor tiles.
- 3.3 Thermal insulation of exposed walls other than the cladding, will be STO Therm Classic System with 70mm Sto-EPS Board K80 and final render StoLit K 1.0.

INTERNAL FINISHES FLOORS

- 4.1 Above the concrete slab of each internal area: Light concrete screed S700 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.
- 4.2 Marble paving in entrance and lift lobbies.
- 4.3 Granite paving or terrazzo in staircase.
- 4.4 Ceramic tiles in toilets, verandas.

- 4.5 Raised floor in the offices: Panel W40 + Substructure TF3/SA High density (700 Kg/m³) chipboard core recycled and ecological, FSC certified mixed with thermo-setting resin. Woven vinyl finish.

ROOF

- 5.1 The thermal insulation of the roof will be made with XPS Slabs 80-100mm in thickness and it will be installed above the concrete slab of the roof.
- 5.2 The thermal insulation of the roof will be covered with a concrete layer of screed C15/20 and will have a minimum thickness of 5 cm.
- 5.3 Water insulation of the roof above the screed with Polyurethane insulation system (Mariseal 270) topped with gravel.

CEILINGS

- 6.1 Reception and elevator lobbies with gypsum-board suspended ceiling.
- 6.2 Offices and toilet areas with 600x600 mm metal suspended ceiling panels fixed in metal grid system (Down Clip 200 by CBI Europe - A1 Fire rated).
- 6.3 Between office floors, 50mm of rockwool insulation will be placed in the false ceiling cavity.





A FLAMINGO PROPERTIES
DEVELOPMENT