# TRIANGLE

REVOLUTIONISING WORKSPACES



LIMASSOL | CYPRUS

TRIANGLE

# BE SEEN
FROM EVERY
# ANGLE





# OUTSTANDING CORPORATE EXCELLENCE

Introducing the Triangle Business Centre - a landmark development offering innovative workspaces for forward-thinking teams.

Located in the centre of Limassol's business hub, the Triangle provides top-notch Grade A office spaces that are designed for optimal performance, maximum visibility, and future growth.

Featuring flexible layouts, environmentally sustainable elements, and premium design, the Triangle provides your business with everything it needs to lead.

THIS IS MORE THAN AN OFFICE SPACE.
IT'S YOUR BRAND'S NEXT LEAP.

- POSITIONED FOR SUCCESS
- LANDMARK ARCHITECTURE
- TOWARDS LEED GOLD CERTIFICATION
- TOP-TIER FINISHES
- SIX FLOORS OF SMART, FLEXIBLE WORKSPACES
- WORLD-CLASS FACILITIES


DASOUDI BEACH
KOLONAKIOU AVENUE
AGIOS ATHANASIOS INDUSTRIAL AREA
A1 HIGHWAY
LARNACA AIRPORT
SPYROU KYPRIANOU AVENUE
MOLOS
CITY CENTRE
LIMASSOL MARINA
NEW PORT
PAPHOS AIRPORT



# POSITIONED FOR SUCCESS

The Triangle offers unmatched accessibility, visibility, and business potential. Strategically positioned at the prime junction of Agios Athanasios and Linopetras, it stands at the core of Limassol's corporate landscape.

Its location ensures close proximity to the city centre, the island's two international airports, and key infrastructure such as the Marina, port, and major highways, providing seamless connectivity to all major business and transport hubs.

Set between established corporate zones and lifestyle amenities, the Triangle's prestigious address blends professional convenience with urban sophistication.

1 MIN TO THE HIGHWAY

1 MIN TO INDUSTRIAL AREA

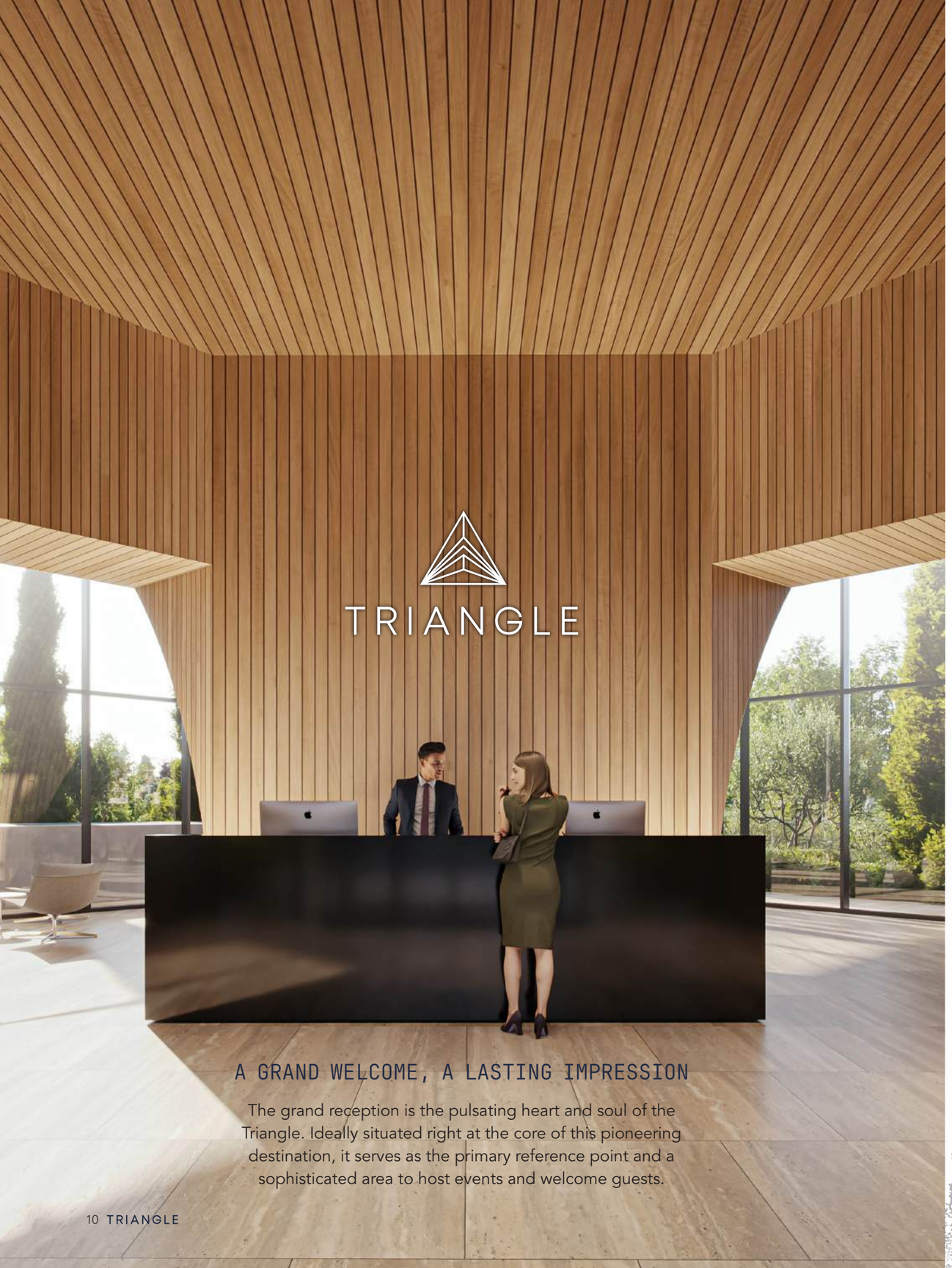
5 MINS TO LOCAL BANK INSTITUTIONS

13 MINS TO LIMASSOL MARINA

15 MINS TO NEW PORT

41 MINS TO LCA/PFO AIRPORTS

WHETHER YOU'RE WELCOMING INTERNATIONAL CLIENTS OR ATTRACTING TOP-TIER TALENT,THE TRIANGLE PLACES YOUR BUSINESS EXACTLY WHERE IT NEEDS TO BE-TO CONNECT,GROW,AND THRIVE.




## A GRAND WELCOME, A LASTING IMPRESSION

The grand reception is the pulsating heart and soul of the Triangle. Ideally situated right at the core of this pioneering destination, it serves as the primary reference point and a sophisticated area to host events and welcome guests.



# LANDMARK ARCHITECTURE

The Triangle's iconic name reflects its striking shape and landmark status. It redefines the skyline with its dynamic elevation, symbolizing progress. Proudly standing with all sides exposed, the floating glazed facade highlights the vast, open interiors.

## DESIGN WITH PURPOSE, BUILD WITH VISION

Architecture at the Triangle is more than aesthetics; it's about functionality, sustainability, and impact. Every line, every material, every space is crafted to elevate the way people work, live, and connect.

## BLUEPRINT OF EXCELLENCE

Here, the sky becomes part of the design. The fully exposed,floor-to ceiling glass facade forms the striking tip of the arrow that defines the Triangle's architecture, flooding each floor with natural light.

Seamlessly blending modern functionality with expansive, light-filled layouts, the Triangle provides a canvas for elevated corporate prosperity.








# TOWARDS LEED GOLD ACCREDITATION

Sustainability meets smart business at Tor Properties. We are proud to be at the forefront of creating a greener, smarter Cyprus through a dynamic design certified to Gold LEED standards (Leadership in Energy and Environmental Design). This achievement sets a bold new benchmark for future-forward real estate. It ensures exceptional value, efficiency, and impact in every square meter.

## BETTER FOR THE ENVIRONMENT

- 25% less energy use, 34% lower carbon emissions
- 11% water use reduction through smart management
- Promotes alternative transportation and cleaner air
- Prioritizes green materials over harmful alternatives

## BETTER FOR PEOPLE & COMMUNITIES

- Cleaner indoor air, better health and productivity
- More natural light, fewer toxins, and healthier materials
- Higher employee retention and workplace satisfaction
- Enhances wellness, equity, and neighborhood quality

## BETTER FOR BUSINESS

- Aligns with ESG, tax incentives, and lower insurance premiums
- Lower operational costs and optimized performance

THE TRIANGLE SETS A NEW STANDARD FOR RESPONSIBLE BUSINESS CENTRES, DRIVING A POSITIVE IMPACT AND CONTRIBUTING TO A BRIGHTER TOMORROW.

“WHETHER HOSTING CLIENTS OR MOTIVATING TEAMS,
THE TRIANGLE OFFERS INTERIORS THAT RADIATE
TIMELESS SOPHISTICATION AND ENHANCE
THE EVERYDAY OFFICE EXPERIENCE.”





# TOP-TIER FINISHES

Every surface, texture, and detail at the Triangle speaks the language of excellence. From the refined interior finishes* to the impeccably designed offices and inviting communal spaces, every element has been crafted to the highest specifications.

Contemporary style meets flawless functionality, creating a workspace environment that inspires, impresses, and endures.

## FLOORS

- Marble paving in reception area, waiting areas, elevator lobbies, staircases, and out-side ground floor verandas
- Ceramic tiles in restrooms, changing rooms and showers

## CEILINGS

- Wooden panels in reception area, ground floor waiting areas and conference rooms
- Gypsum board suspended ceilings in reception area, elevator lobbies, and restrooms

## WALLS

- Plasterboard system
- Ceramic tiles in showers and toilets

## DOORS

- Timber-veneered solid-core office entrance doors

*** The Triangle is delivered core & shell, with bespoke fit-out packages available upon request - designed and delivered in coordination with the tenant’s needs and brand style.**





# SIX FLOORS OF SMART, FLEXIBLE WORKSPACES

Unfolding over six floors of workspaces, the Triangle emphasizes open, natural well-lit areas, panoramic 360-degree views, and generous working environments. Each open-plan office is equipped with premium features and the latest technological integrations.

For businesses seeking a tailored environment, the bespoke design options at the Triangle allow each workspace to reflect a unique corporate identity.

- MAXIMIZED NATURAL LIGHT
- ADVANCED VENTILATION SYSTEM*
- FULL ACOUSTIC INSULATION*
- CLIMATE CONTROLLED INTERIORS*
- FLOOR-TO-CEILING CURTAIN WALL
- RAISED FLOORS
- FLEXIBLE OPEN-PLAN LAYOUTS
- KITCHENETTES
- ENERGY-EFFICIENT LED LIGHTING*
- RESTROOMS
- SERVER ROOMS
- STORAGE ROOMS

*Not provided on core & shell floors; per LEED Gold Shell & Core certification, base-building infrastructure is in place to support future tenant build-out of this system.





# WORLD-CLASS FACILITIES

Creating the future of office space, the Triangle is a people-centric haven that promotes optimal well-being. A holistic range of exceptional facilities supports productivity and unparalleled workplace satisfaction.

- IMPRESSIVE ENTRANCE LOBBY
- COVERED & UNCOVERED PARKING AREAS
- CONFERENCE ROOMS
- HIGH-SPEED ELEVATORS
- ELECTRIC CAR CHARGING STATIONS
- STRUCTURED CABLING SYSTEM
- SMART AUTOMATIONS*
- BUILDING MANAGEMENT SYSTEM
- PHOTOVOLTAIC PANELS
- SMART ENERGY METERING
- LIGHTING CONTROL SYSTEM*
- FIRE DETECTION ALARM & SPRINKLERS
- ACCESS CONTROL SYSTEM
- LANDSCAPED OUTDOOR AREAS
- CHANGING FACILITIES & SHOWERS
- BICYCLE PARKING STATIONS

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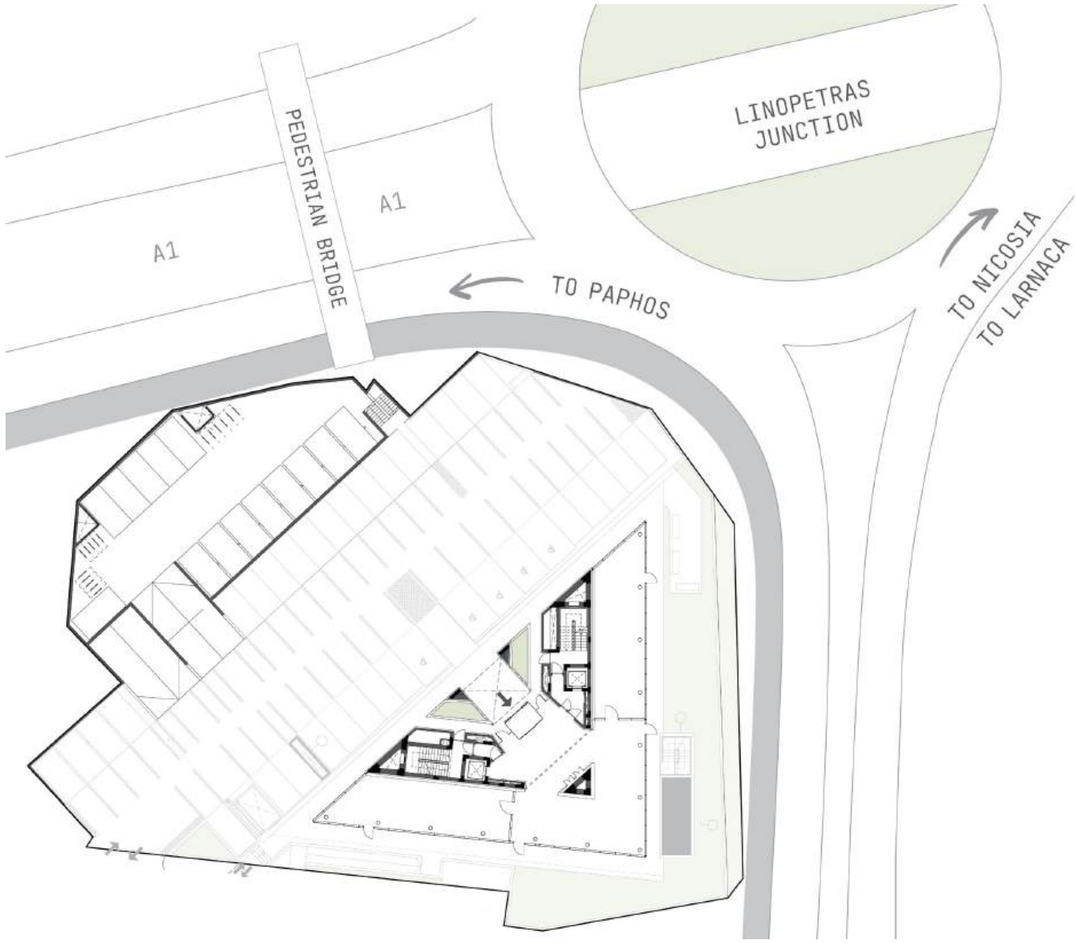
# SCHEDULE OF AREAS(m²)

| AREA | TOTAL AREAS | OFFICE NET AREA | OFFICE RECEPTION | KITCHENS/ BATHROOMS | STORAGE AREAS | LOBBY | CONFERENCE ROOMS* | CIRCULATION | USABLE SPACE | M&E | TOP LEVEL PARKING | LOWER LEVEL PARKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BASEMENT | 660 | - | - | 41 | 97 | - | - | 138 | - | 384 | - | - |
| GROUND FLOOR | 425 | - | - | - | - | 186 | 180 | 59 | - | - | - | - |
| FLOOR 1 | 657 | 516 | 23 | 38 | - | - | - | 80 | - | - | - | - |
| FLOOR 2 | 657 | 516 | 23 | 38 | - | - | - | 80 | - | - | - | - |
| FLOOR 3 | 657 | 516 | 23 | 38 | - | - | - | 80 | - | - | - | - |
| FLOOR 4 | 657 | 516 | 23 | 38 | - | - | - | 80 | - | - | - | - |
| FLOOR 5 | 657 | 516 | 23 | 38 | - | - | - | 80 | - | - | - | - |
| FLOOR 6 | 657 | 516 | 23 | 38 | - | - | - | 80 | - | - | - | - |
| ROOF | 645 | - | - | - | - | - | - | - | 245 | 400 | - | - |
| PARKING | 976 | - | - | - | - | - | - | - | - | - | 506 | 470 |
| TOTAL | 6,648 | 3,096 | 138 | 269 | 97 | 186 | 180 | 677 | 245 | 784 | 506 | 470 |

*Option to convert the conference rooms to a cafeteria, break-out space, and/or a gym.

# GENERAL SITE PLAN

Plot Size 3,650m²

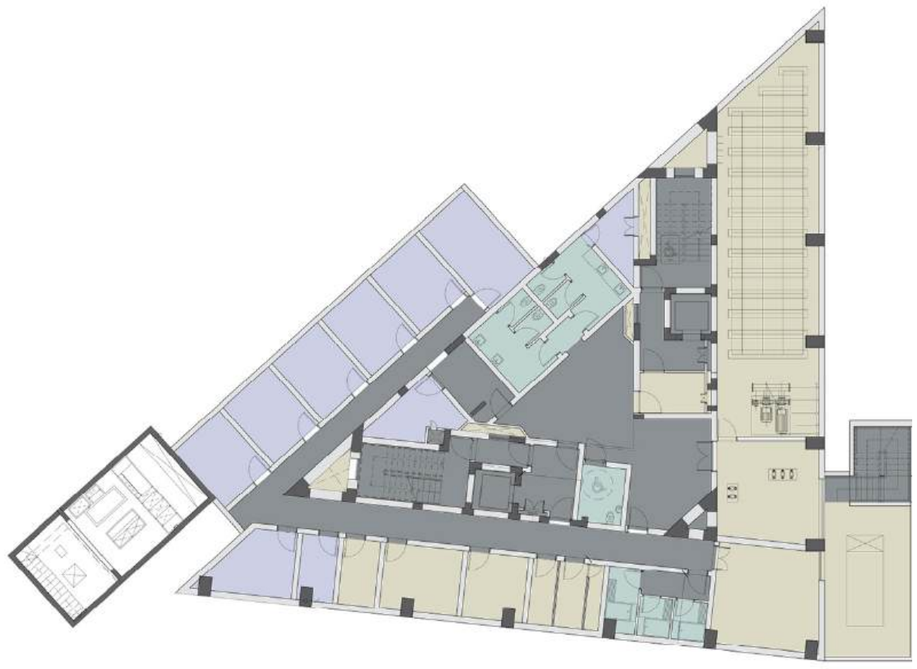


MAIN BUILDING

# BASEMENT

| | | |
|---|---|---|
| | Storage Areas | 97m² |
| | Bathrooms | 41m² |
| | Circulation | 138m² |
| | M&E | 384m² |
| | Total Floor Area | 660m² |



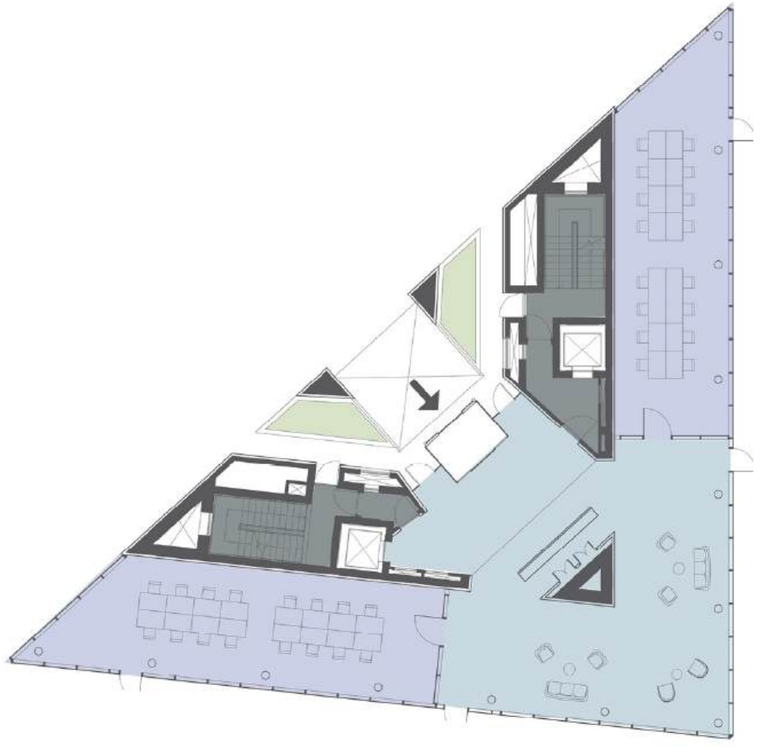




MAIN BUILDING

# GROUND FLOOR

| | | |
|---|---|---|
| | Lobby | 186m² |
| | Conference Rooms * | 180m² |
| | Circulation | 59m² |
| | Total Floor Area | 425m² |

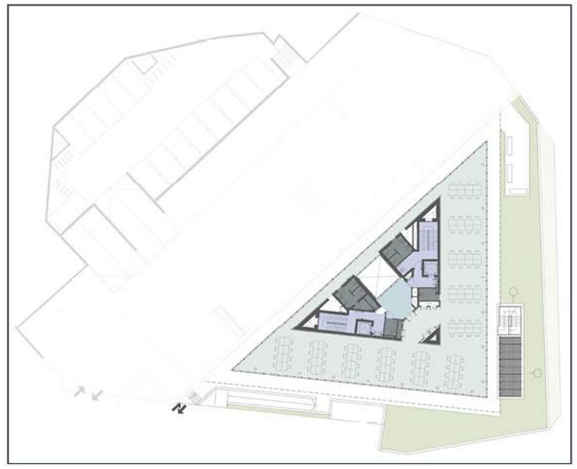


*Option to convert the conference rooms to a cafeteria, break-out space, and/or a gym.

MAIN BUILDING

# TYPICAL FLOOR (1-6)

| | |
|---|---|
| Office Area | 516m² |
| Landing/Office Reception | 23m² |
| Kitchen/Toilet | 38m² |
| Circulation | 80m² |
| Total Floor Area | 657m² |
| Working Space | 88 seats |





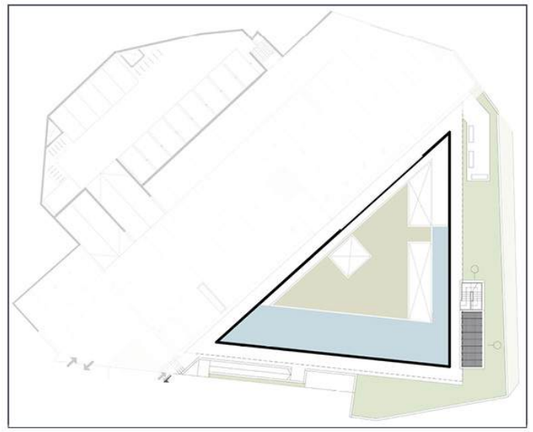
*A variety of office floor lay are available upon request.

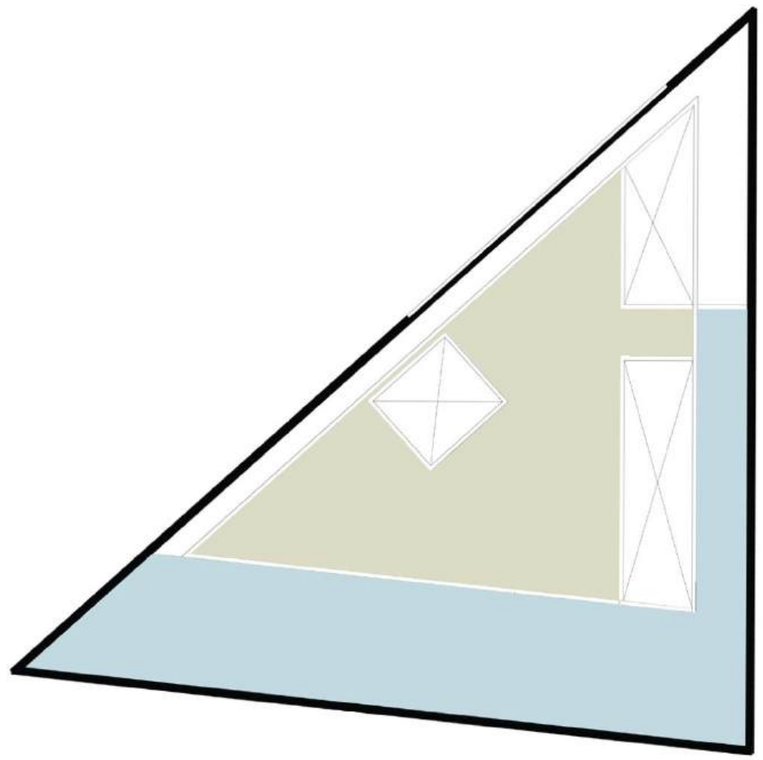


MAIN BUILDING

# ROOF

| | |
|---|---|
| M&E | 400m² |
| Usable Space | 245m² |
| Total Floor Area | 645m² |





ANNEX

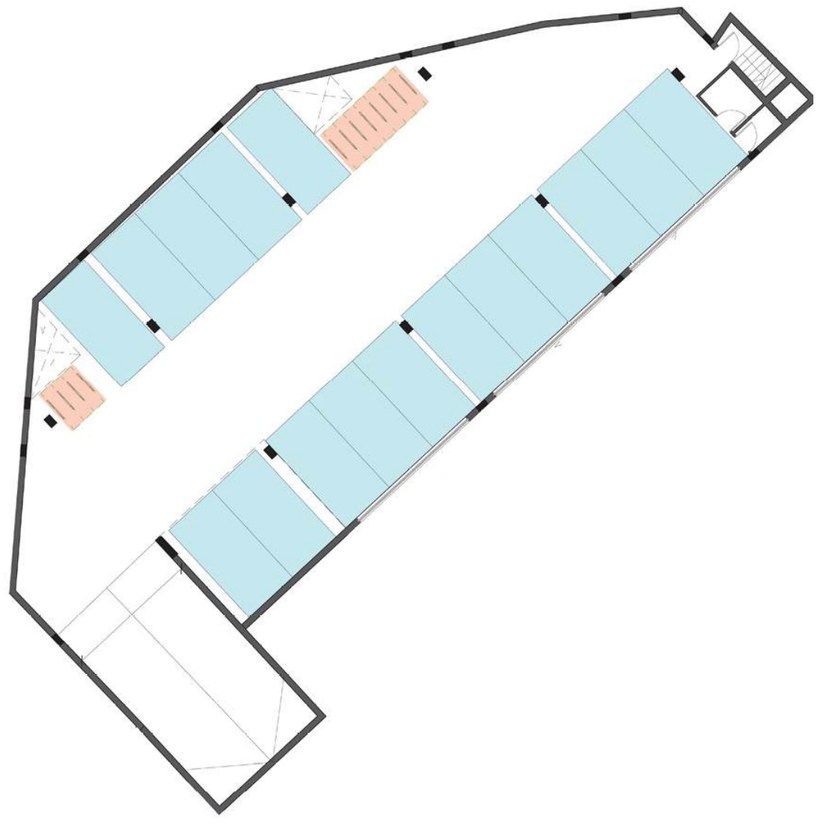
# LOWER LEVEL PARKING

Parking Spaces (16)

Bicycle Parking Spaces (12)

Total Area 470m²







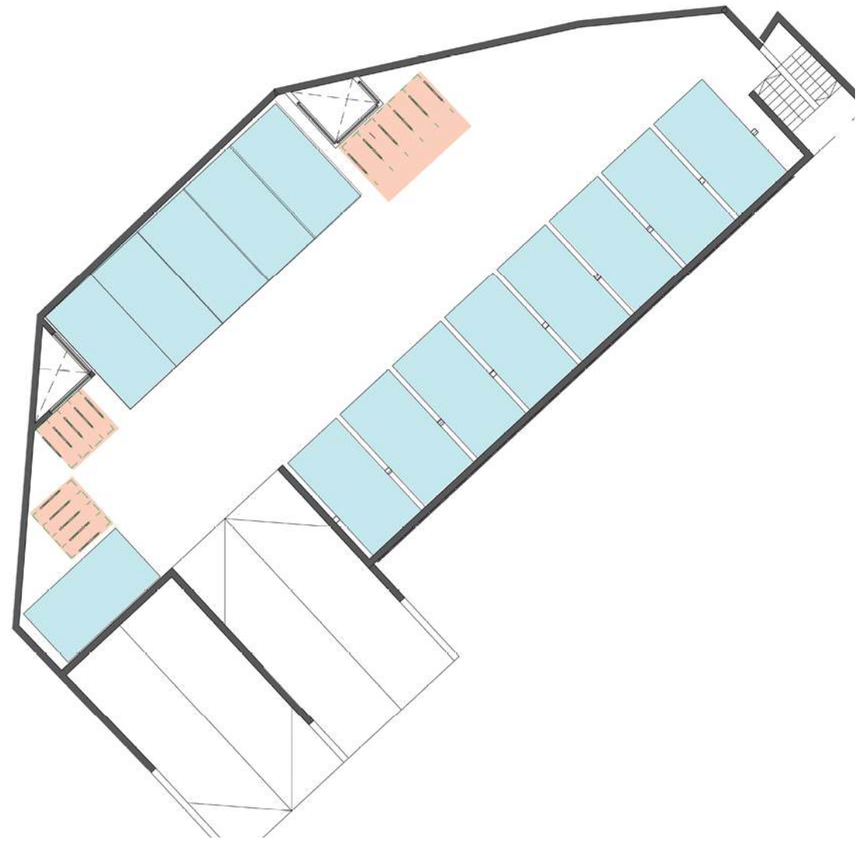
ANNEX

# TOP LEVEL PARKING

Parking Spaces (23)

Bicycle Parking Spaces (19)

Total Area 506m²



GENERAL SITE

# PARKING

Parking Spaces (40)





# THE TRIANGLE IMPACT

## REAL BENEFITS FOR INVESTORS, TENANTS, AND THE ENVIRONMENT

- Reduced operating costs through improved efficiency and automation
- State-of-the-art infrastructure, resulting in minimal maintenance requirements
- Wellness-focused environments that improve employee satisfaction and loyalty
- Fully aligned with EU regulations and eligible for associated incentives
- Safer systems leading to lower insurance costs and better coverage terms



PROCARE

## TAILORED PROPERTY MANAGEMENT THAT ELEVATES YOUR INVESTMENT AND LIFESTYLE

At Tor Properties, we go beyond standard Property Management.
Our services are thoughtfully tailored to support the evolving and diverse needs of our clientele: homeowners, investors, expatriates, and business leaders alike, ensuring that every property we manage upholds the highest standards of quality, sustainability, and value.

Step into a sophisticated new home or make your mark in Cyprus's booming business scene, whatever the case, we craft vibrant, high-impact environments that elevate your lifestyle and maximize your investment potential.



## SHAPING TOMORROW'S REAL ESTATE, TODAY

Future-forward. People-focused. Sustainability-driven: that's the triptych shaping our core. That's the heart of every Tor Properties development. Being a leading force in sustainable, high-end development, we are redefining the future of real estate in Cyprus by creating exceptional ESG-first spaces both for an upgraded living and strategic investments. Having strong roots in Limassol, the vibrant heart of Cyprus, we invite everyone to embark on a real estate journey with us, whether for a residential or commercial project!

## ESG: SUSTAINABILITY ISN'T JUST A GOAL, IT'S THE CORE OF EVERYTHING WE BUILD.

Our mission is anchored in a robust Environmental, Social, and Governance (ESG) philosophy - turning bold ideas into meaningful impact. Sustainability isn't a box we tick - it's the blueprint behind everything we do.

## BECAUSE BUILDING THE FUTURE MEANS DOING IT RESPONSIBLY

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