

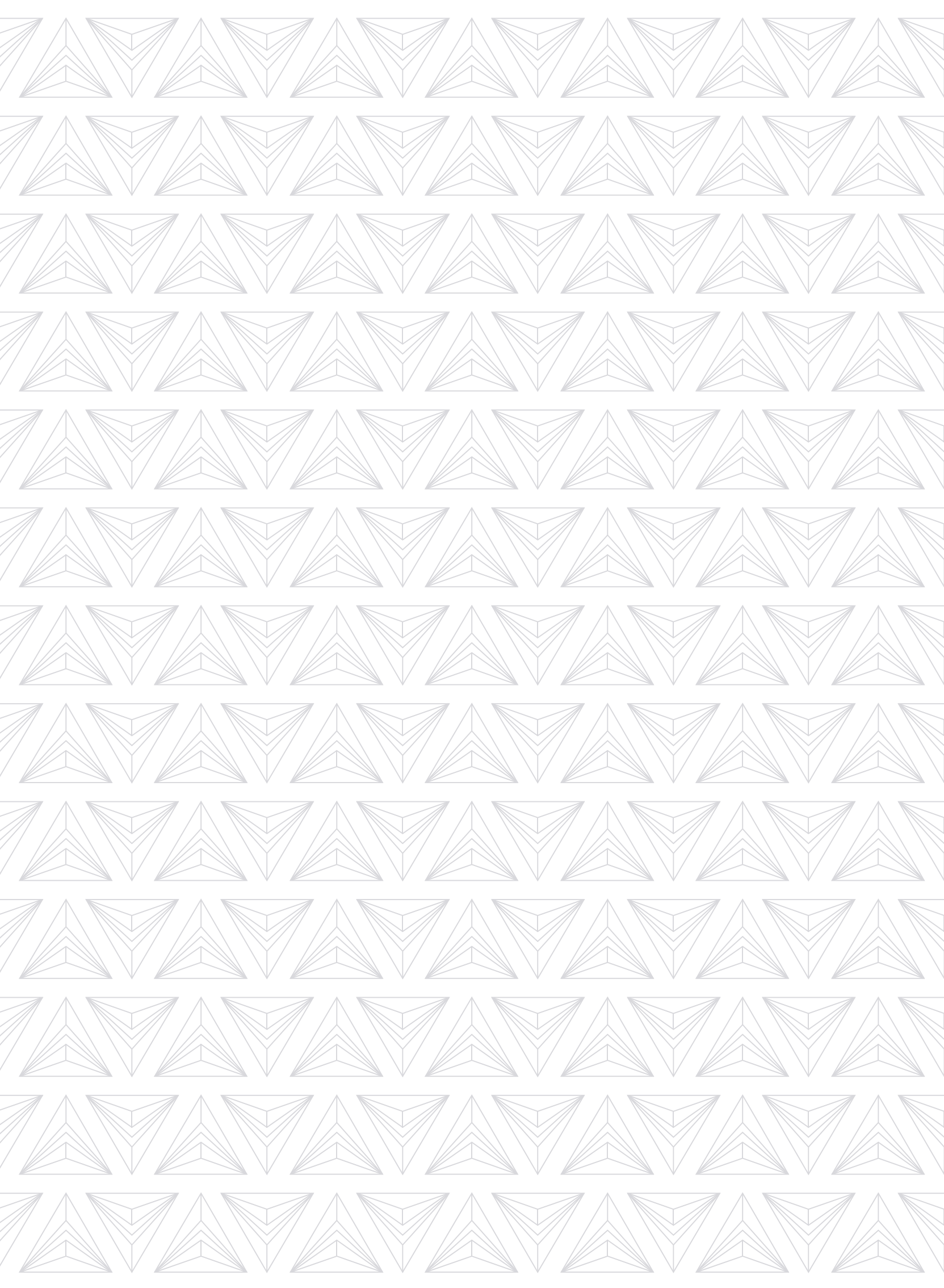


# TRIANGLE

REVOLUTIONISING WORKSPACES

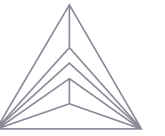


LIMASSOL | CYPRUS



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

SPYROU KYPRIANOU  
AVENUE

MOLOS

CITY  
CENTRE

LIMASSOL  
MARINA

NEW  
PORT

A1 HIGHWAY

LARNACA  
AIRPORT

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.



TRIANGLE

## 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.

## REDEFINING REAL ESTATE WITH LEED



OPTIMIZE ENERGY  
PERFORMANCE



SUSTAINABLE  
BUILDING MATERIALS



REDUCED WATER  
CONSUMPTION



RAINWATER  
MANAGEMENT



WASTE  
MANAGEMENT



HEAT ISLAND  
EFFECT REDUCTION



LIGHT POLLUTION  
REDUCTION



QUALITY VIEWS  
& DAYLIGHT



LANDSCAPE  
DESIGN

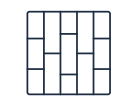
“WHETHER HOSTING CLIENTS OR MOTIVATING TEAMS,  
THE TRIANGLE OFFERS INTERIORS THAT RADIATE  
TIMELESS SOPHISTICATION AND ENHANCE  
THE EVERYDAY OFFICE EXPERIENCE.”



# 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.



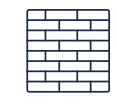
## FLOORS

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



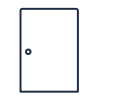
## CEILINGS

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



## 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



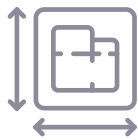
LANDSCAPED  
OUTDOOR  
AREAS



CHANGING  
FACILITIES  
& SHOWERS



BICYCLE  
PARKING  
STATIONS



# SCHEDULE OF AREAS(m<sup>2</sup>)

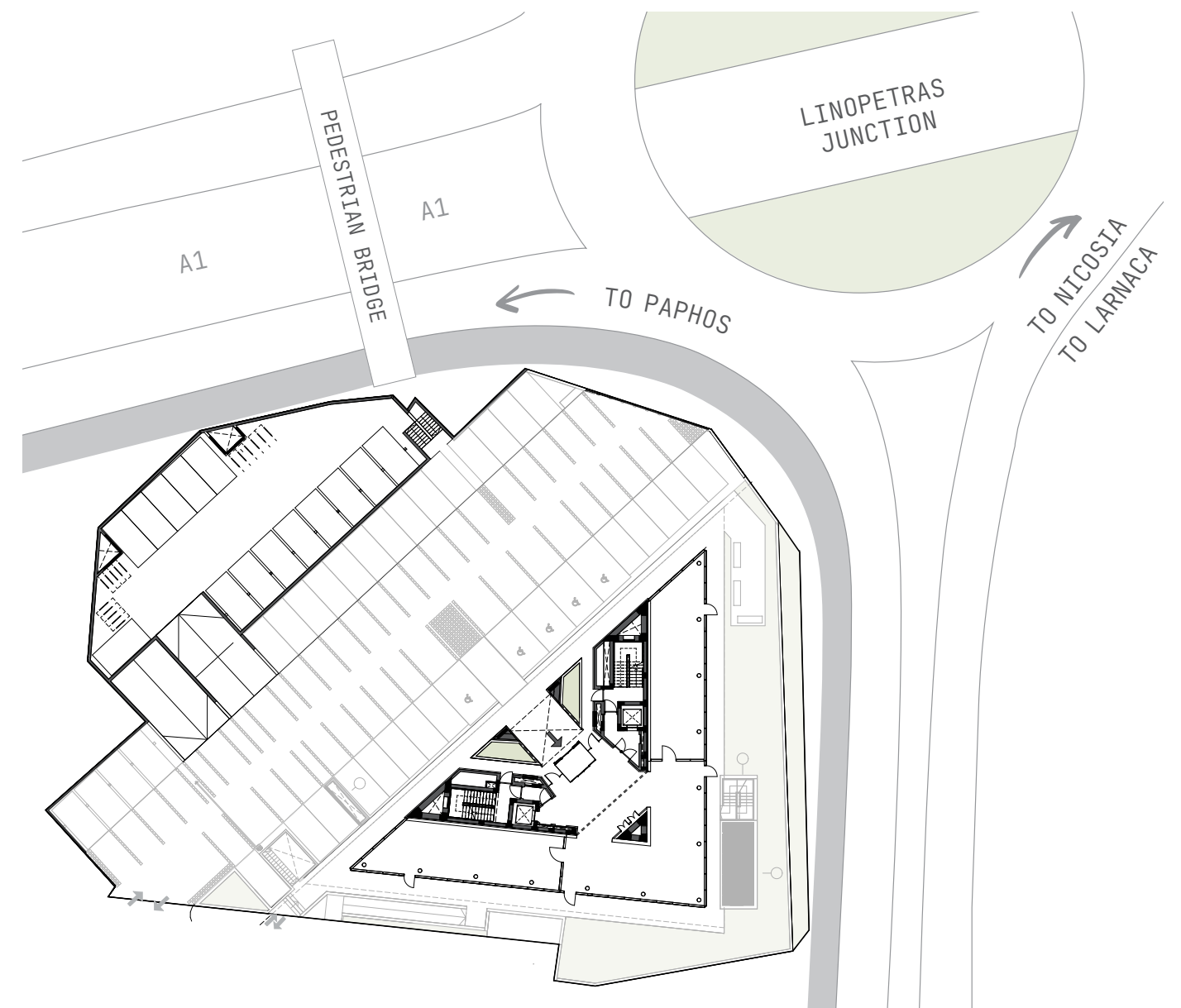
AREA	TOTAL AREAS	OFFICE NET AREA	OFFICE RECEPTION	KITCHENS/ BATHROOMS	STORAGE AREAS	LOBBY	CONFERENCE ROOMS*	CIRCULATION	USABLE SPACE	M&E	TOP LEVEL PARKING	LOWER LEVEL PARKING
BASEMENT	660	-	-	41	97	-	-	138	-	384	-	-
GROUND FLOOR	425	-	-	-	-	186	180	59	-	-	-	-
FL00R 1	657	516	23	38	-	-	-	80	-	-	-	-
FL00R 2	657	516	23	38	-	-	-	80	-	-	-	-
FL00R 3	657	516	23	38	-	-	-	80	-	-	-	-
FL00R 4	657	516	23	38	-	-	-	80	-	-	-	-
FL00R 5	657	516	23	38	-	-	-	80	-	-	-	-
FL00R 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

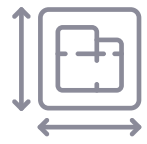
\*Option to convert the conference rooms to a cafeteria, break-out space, and/or a gym.



## GENERAL SITE PLAN

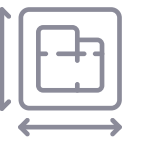
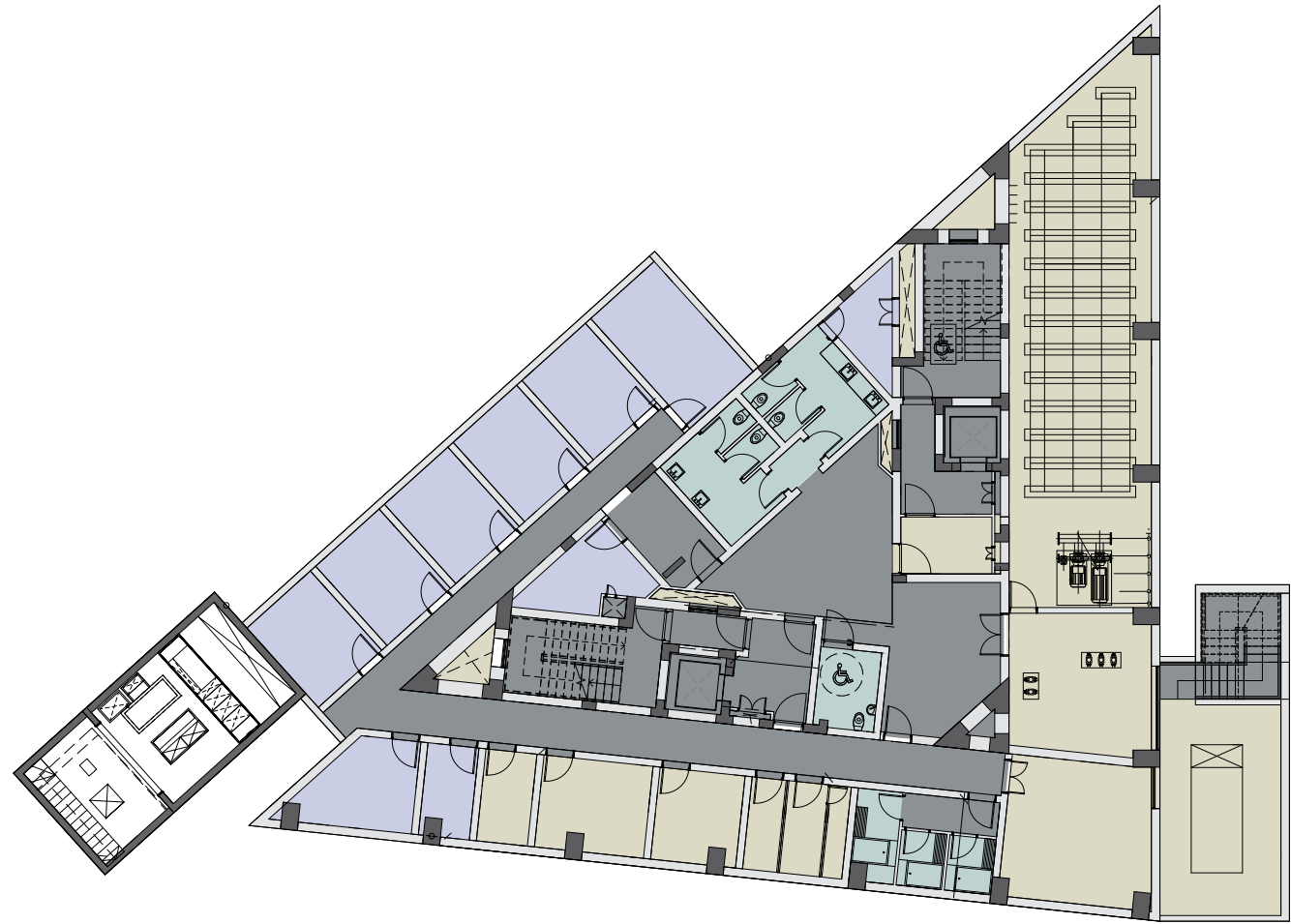
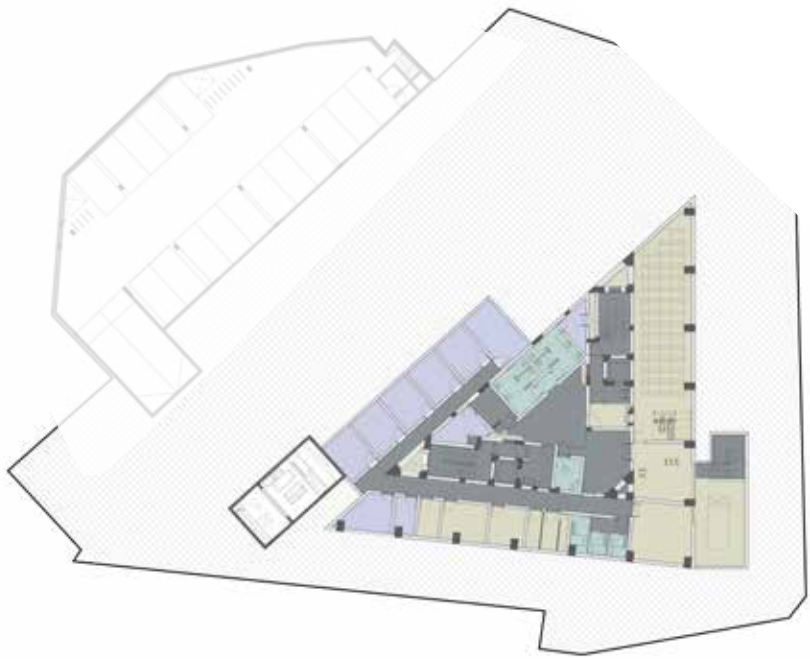
Plot Size 3,650m<sup>2</sup>





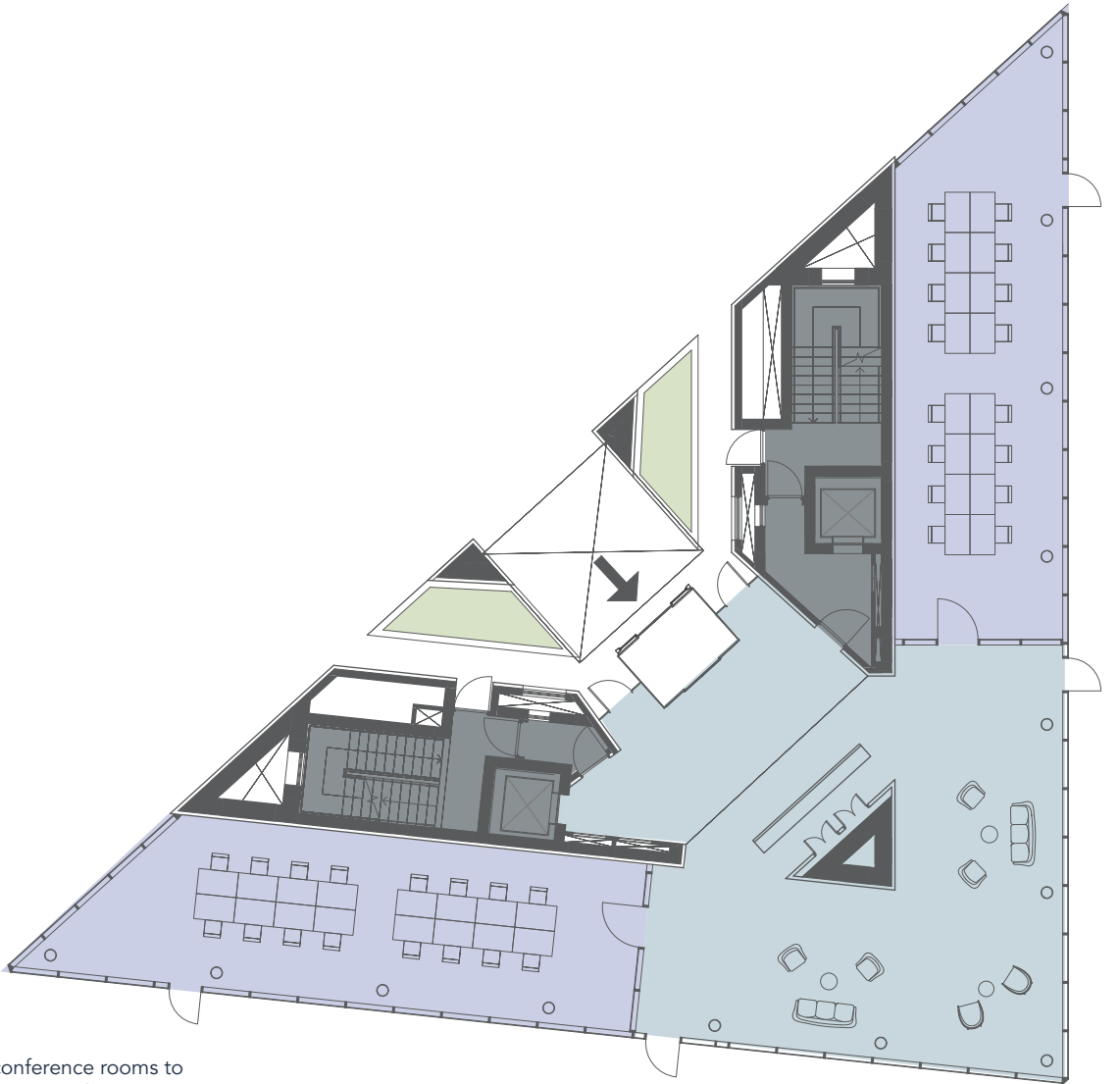
MAIN BUILDING  
BASEMENT

Storage Areas	97m <sup>2</sup>
Bathrooms	41m <sup>2</sup>
Circulation	138m <sup>2</sup>
M&E	384m <sup>2</sup>
Total Floor Area	660m <sup>2</sup>

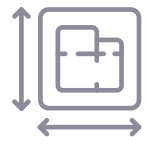


MAIN BUILDING  
GROUND FLOOR

Lobby	186m <sup>2</sup>
Conference Rooms *	180m <sup>2</sup>
Circulation	59m <sup>2</sup>
Total Floor Area	425m <sup>2</sup>

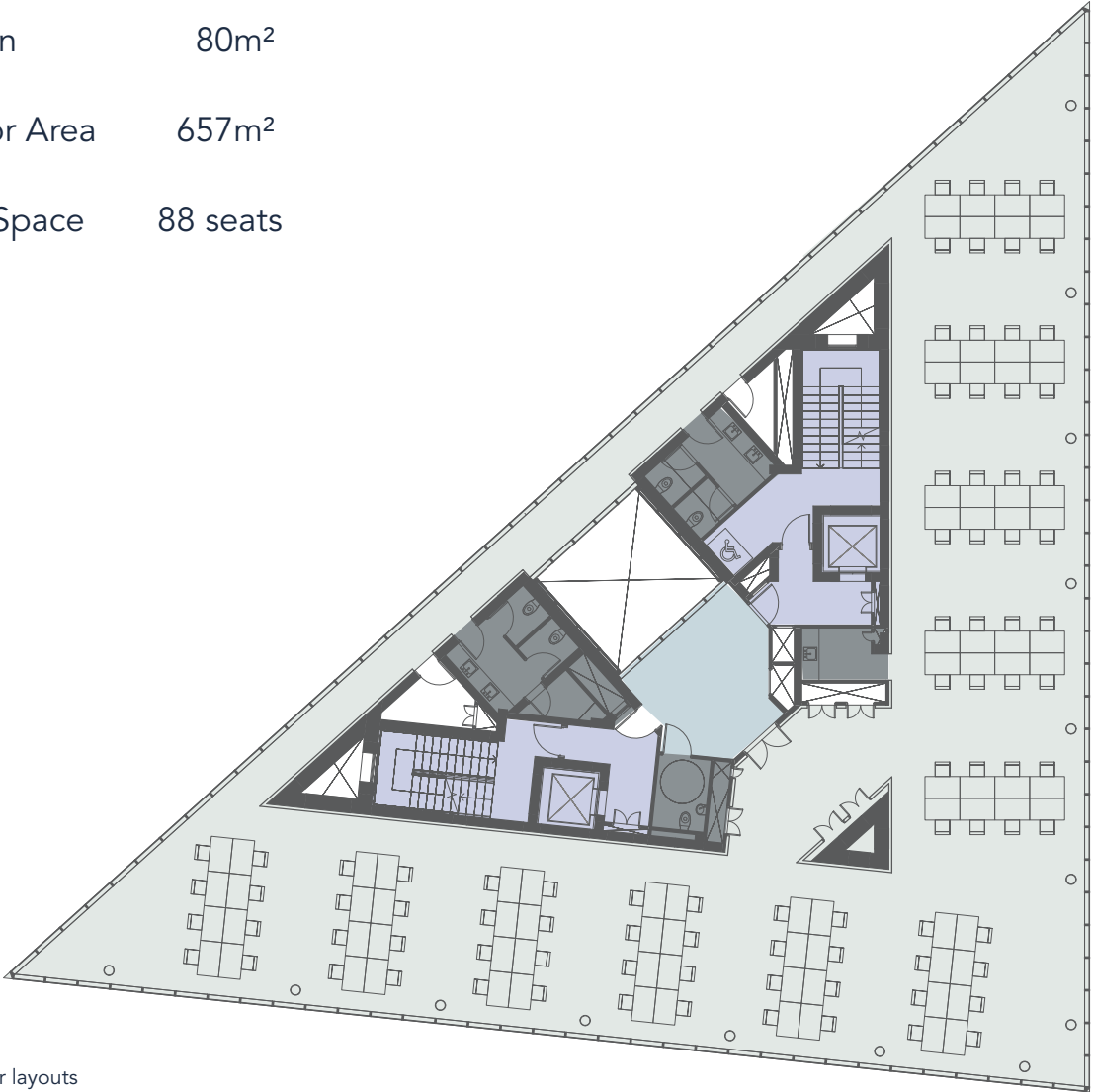


\*Option to convert the conference rooms to a cafeteria, break-out space, and/or a gym.



MAIN BUILDING  
TYPICAL FLOOR  
(1-6)

Office Area	516m <sup>2</sup>
Landing/Office Reception	23m <sup>2</sup>
Kitchen/Toilet	38m <sup>2</sup>
Circulation	80m <sup>2</sup>
Total Floor Area	657m <sup>2</sup>
Working Space	88 seats

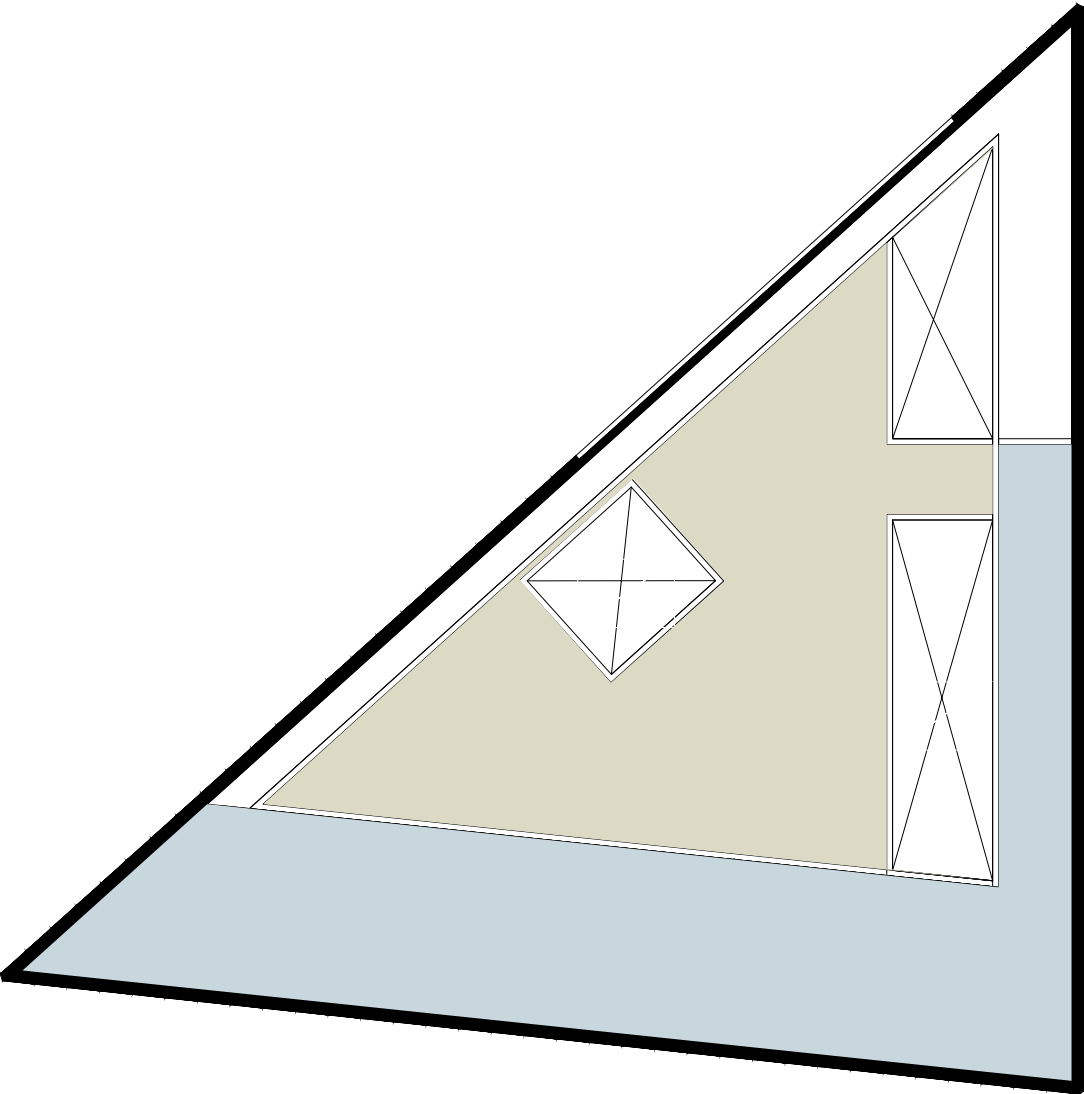
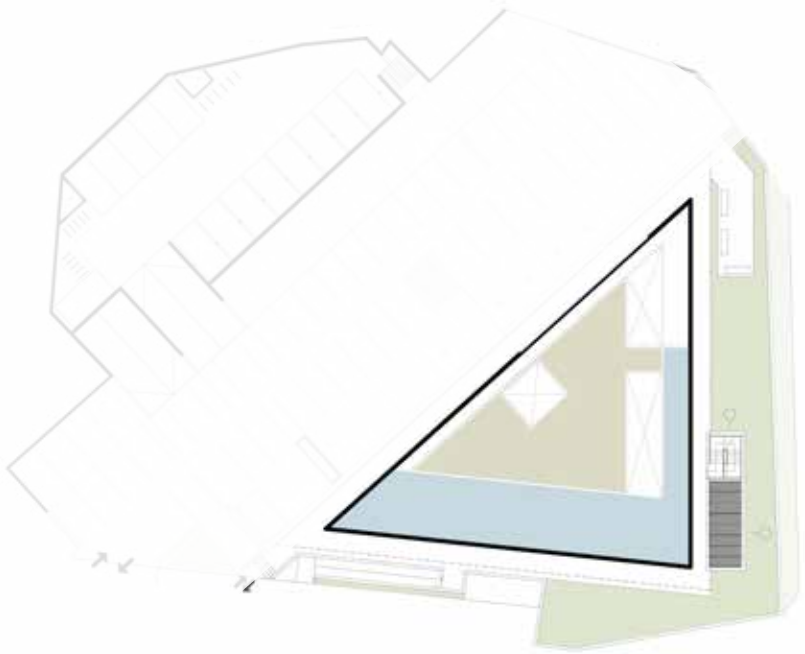


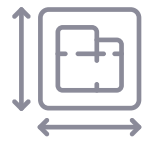
\*A variety of office floor layouts are available upon request.



MAIN BUILDING  
ROOF

M&E	400m <sup>2</sup>
Usable Space	245m <sup>2</sup>
Total Floor Area	645m <sup>2</sup>

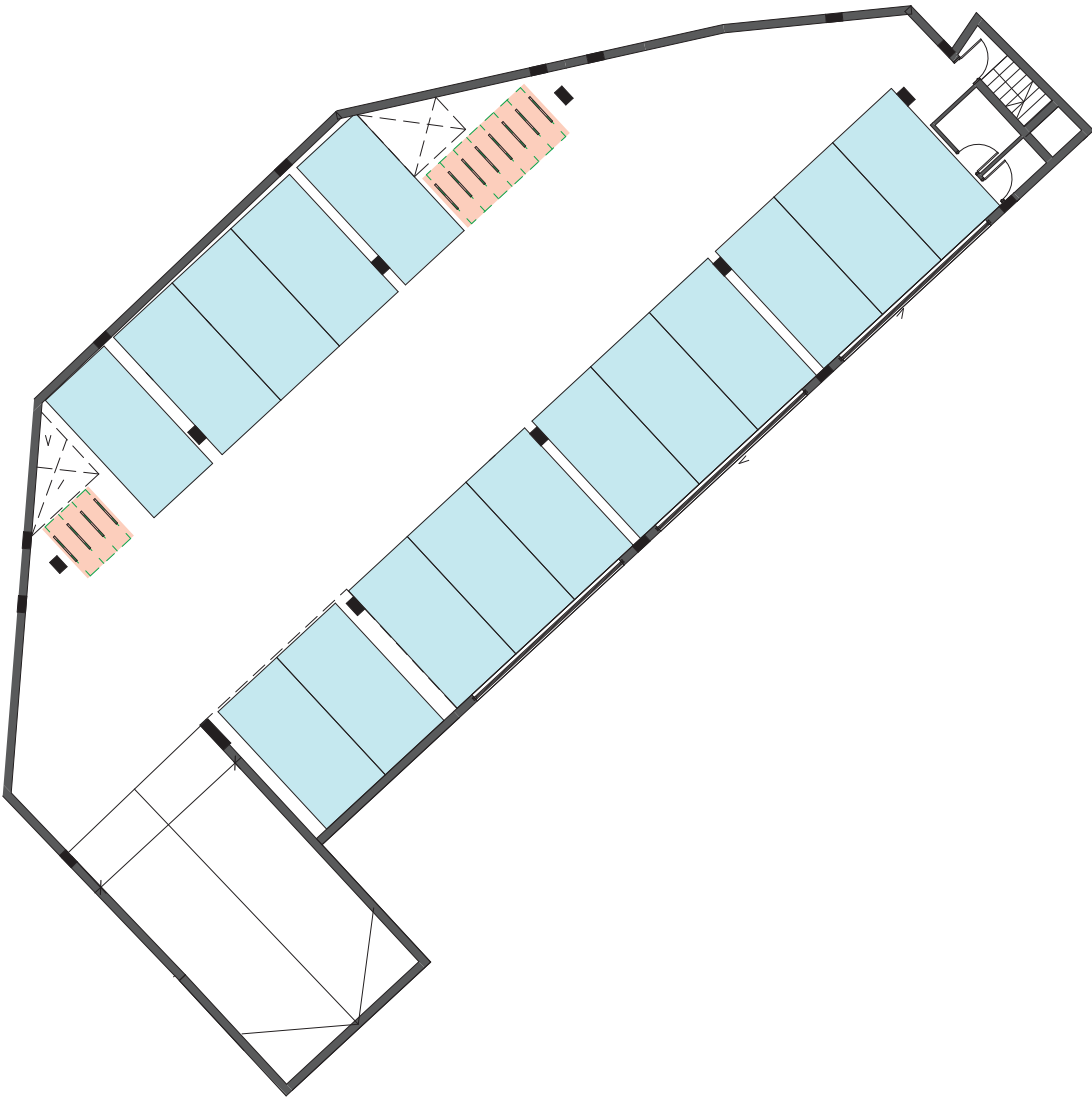
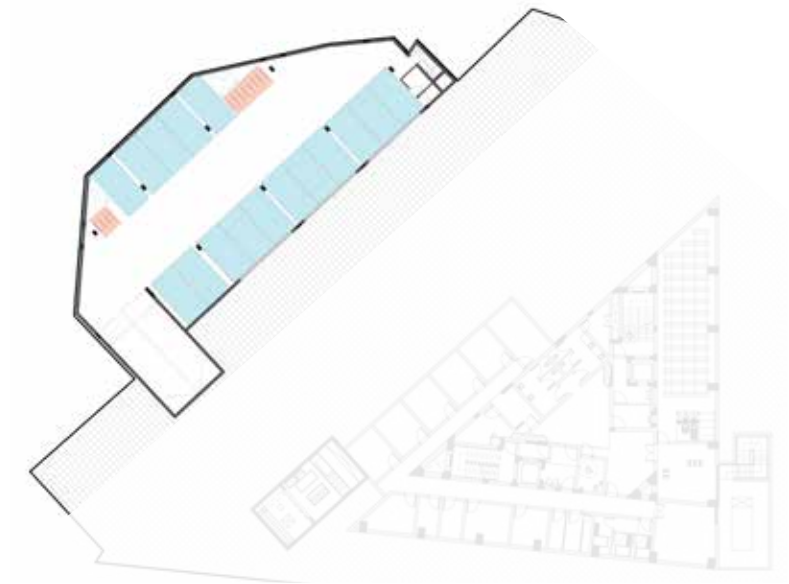




ANNEX  
LOWER LEVEL  
PARKING

- Parking Spaces (16)
- Bicycle Parking Spaces (12)

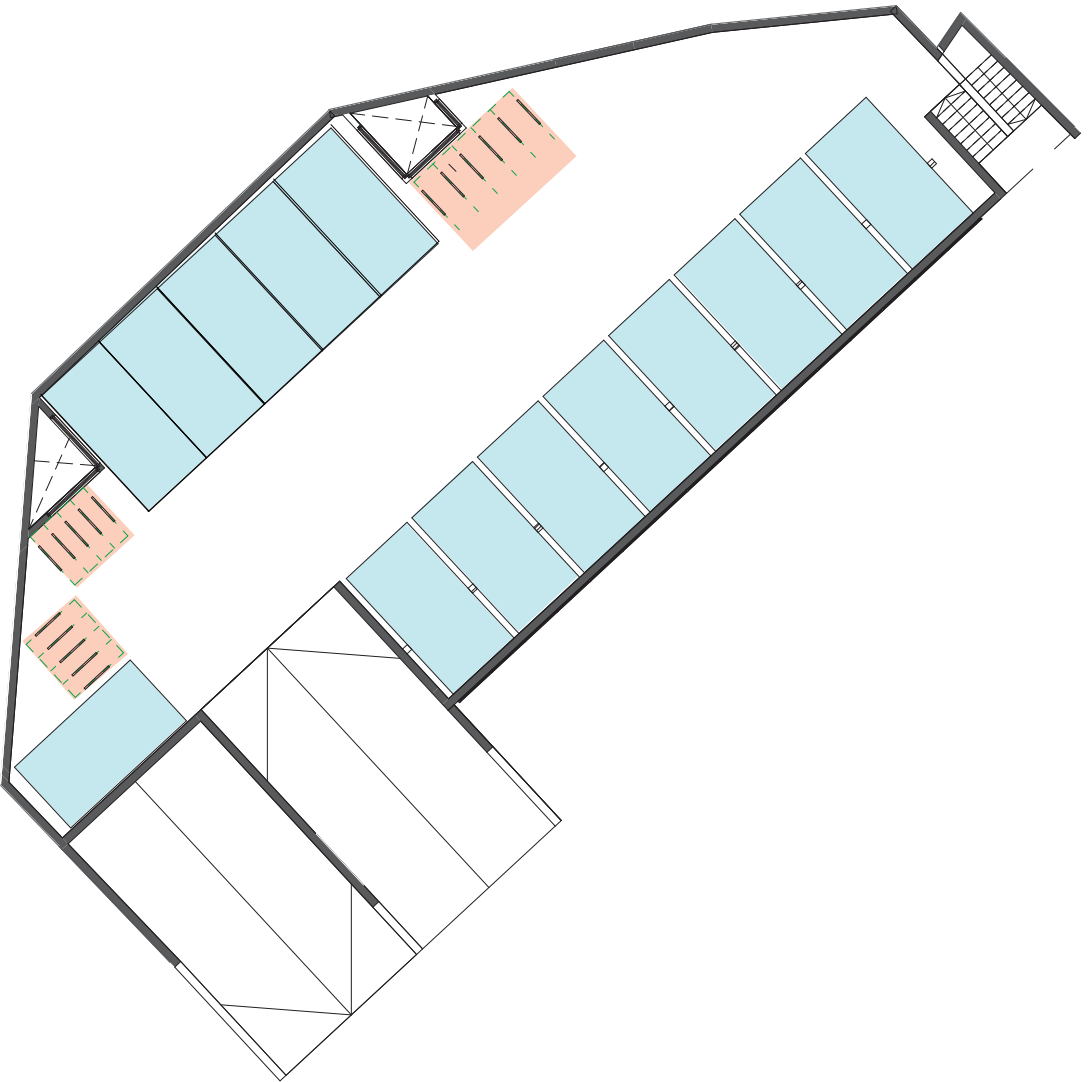
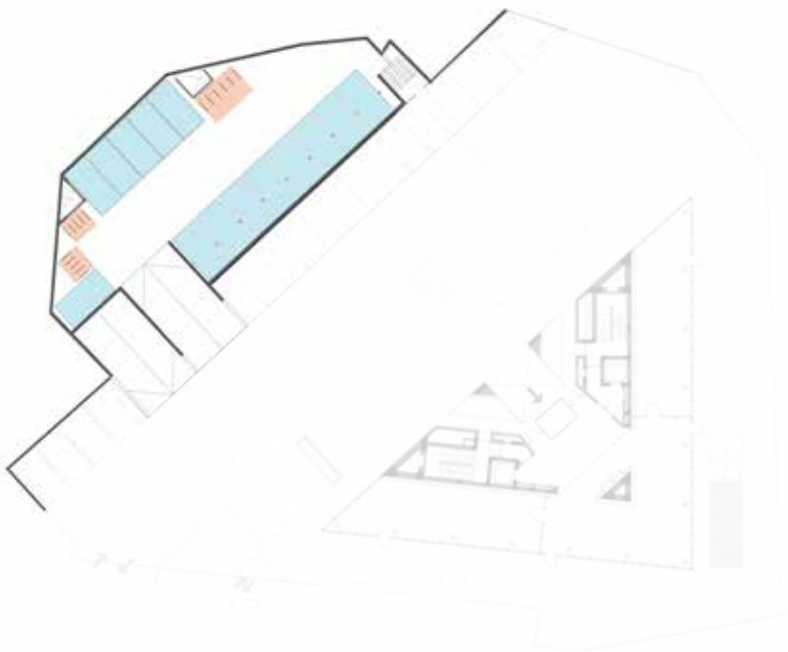
Total Area 470m<sup>2</sup>

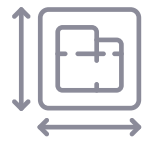


ANNEX  
TOP LEVEL  
PARKING

- Parking Spaces (23)
- Bicycle Parking Spaces (19)

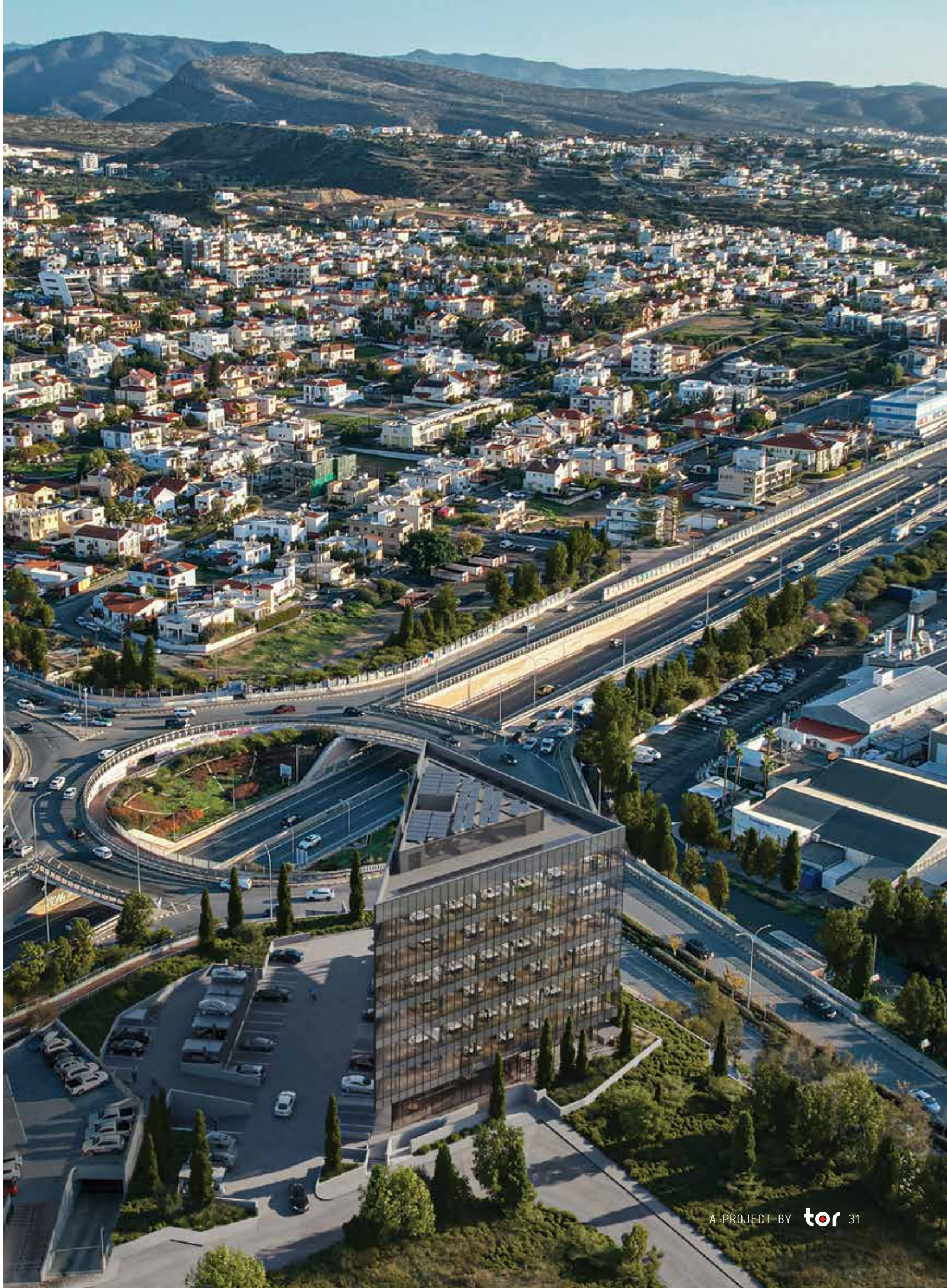
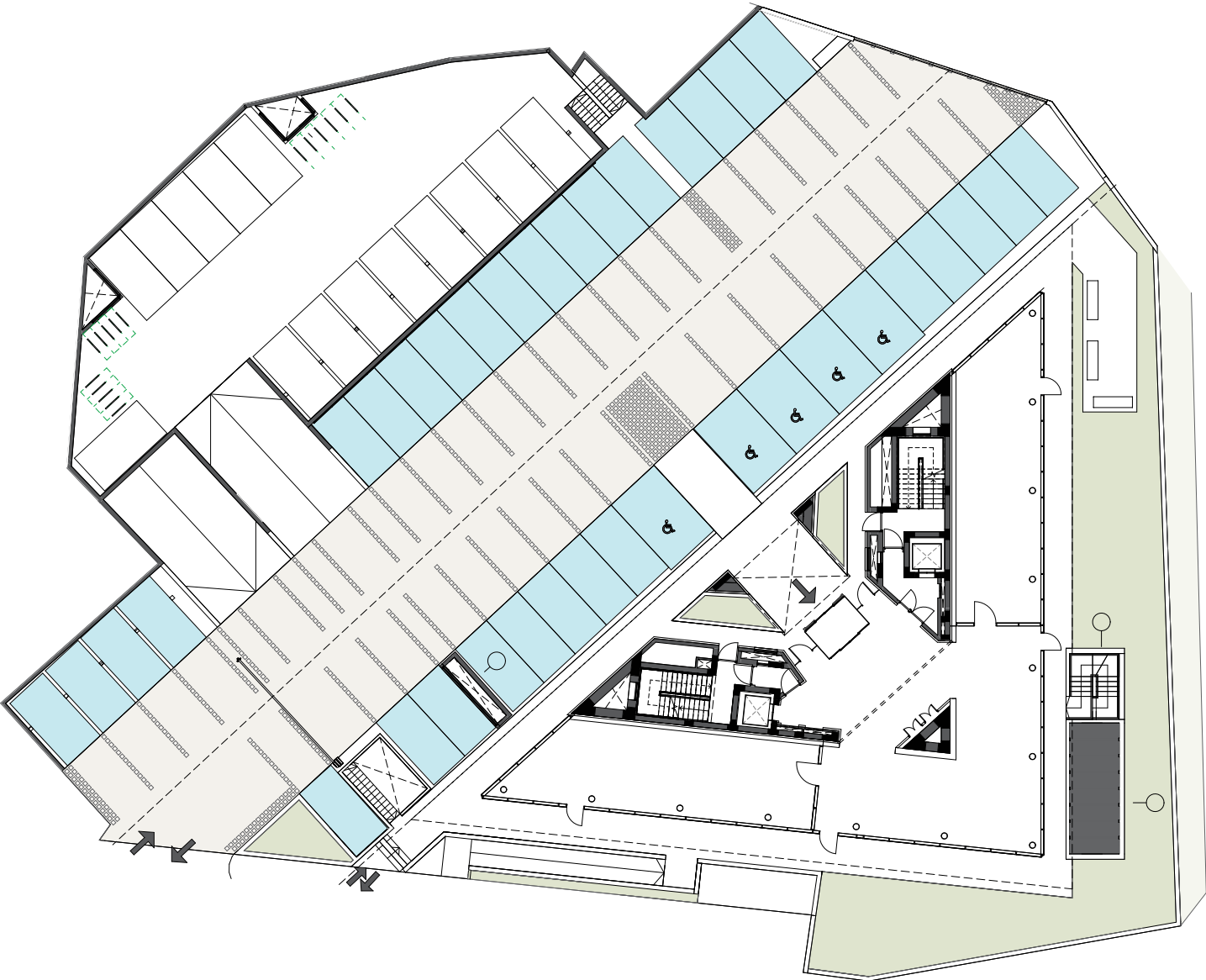
Total Area 506m<sup>2</sup>





# GENERAL SITE PARKING

Parking Spaces (40)





# THE TRIANGLE IMPACT

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## 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



### TAILORED PROPERTY MANAGEMENT THAT ELEVATES YOUR INVESTMENT AND LIFESTYLE

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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.

OUR GOAL IS TO ENSURE SEAMLESS  
OPERATIONS WHILE MAXIMIZING THE VALUE  
OF YOUR ASSETS IN THE THRIVING AND  
SOUGHT-AFTER CITY OF LIMASSOL.





## 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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