



TRIANGLE

REVOLUTIONISING WORKSPACES





Tor Properties is redefining high-end commercial spaces in Limassol, by merging prime locations with modern office solutions. Our developments foster an ideal environment for businesses to flourish.

Transform your working life in spaces carefully designed to cater to diverse business requirements. Adhering to LEED standards, these office environments reflect our commitment to sustainability, offering a workspace that is both eco-friendly and forward-thinking.



STRATEGICALLY POSITIONED

Tor Properties' developments are strategically located in prime areas with high demand, offering direct access to highways and convenient proximity to the city center and the seafront.

INSPIRED WORKING

Introducing the Triangle, an innovative business hub positioned for success in a key area of Limassol, conveniently near the highway and city centre. Leading the way in architectural excellence, the Triangle is crafted for the future of work, with a keen focus on inventive design, outstanding quality and a strong commitment to sustainability.





TOWARDS LEED ACCREDITATION

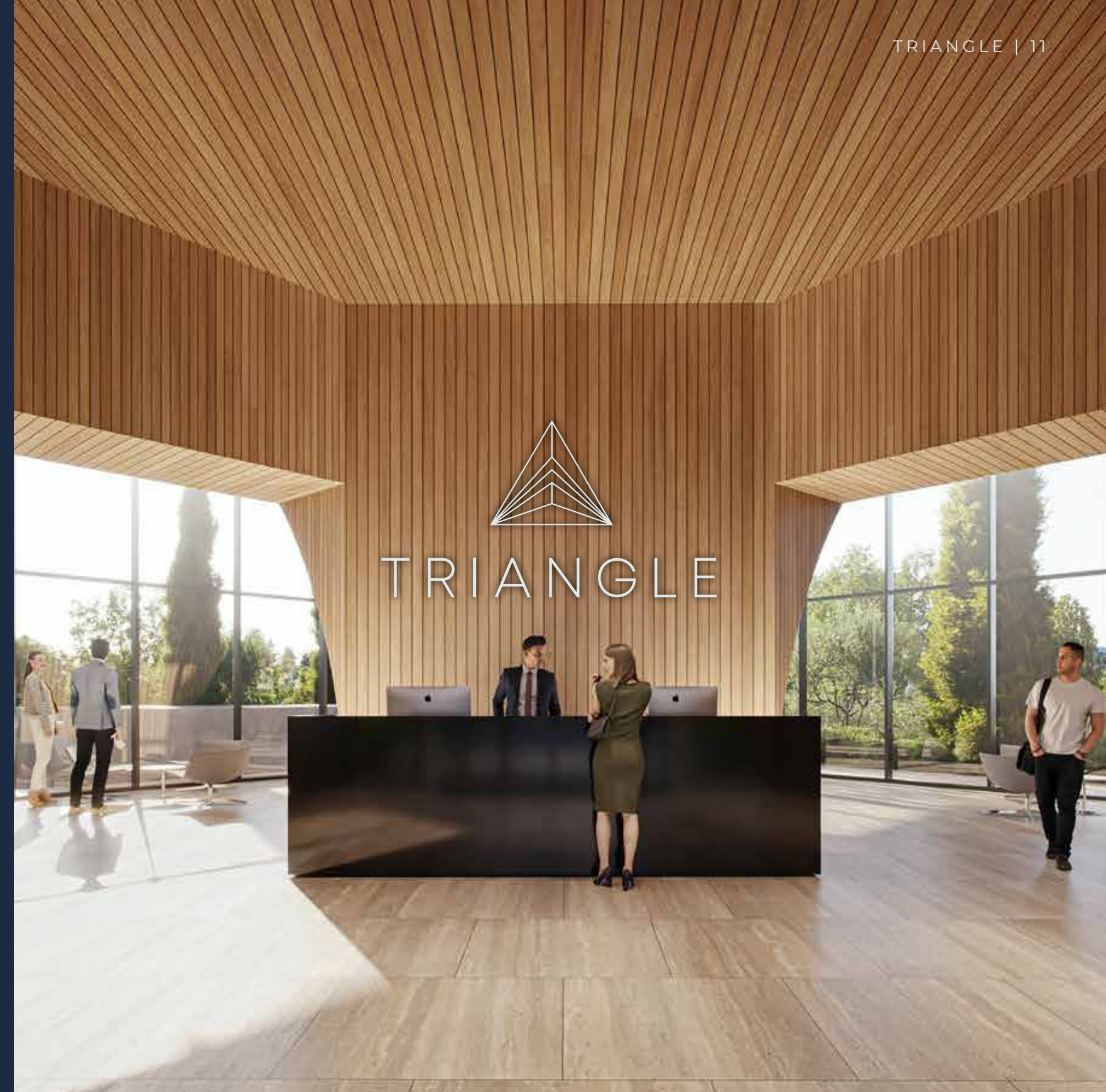
The Triangle is raising the bar for eco-friendly business centres, by serving as a model of green design. The development combines energy-saving architecture with advanced features, aspiring to attain the esteemed LEED Gold certification – a worldwide mark of sustainable excellence.

LEED (Leadership in Energy and Environmental Design) is a globally recognised symbol of sustainable achievement. Reflecting these commitments, responsible building practices are evident across all construction phases, in adherence to high performance green building standards. Meeting these criteria leads to energy conservation and environmental protection, as well as a better, more efficient work environment for occupants.

KEY FACTS

The Triangle reimagines commercial spaces with seven floors of modern, open-plan offices and top-tier facilities designed for an active workplace. This cutting-edge business centre is constructed with energy-saving solutions and meets European standards for earthquake-resistant buildings. It also boasts high-quality finishes and the latest technology, ensuring a workspace that is safe, comfortable and conducive to productivity.

With rigorous adherence to security, fire safety and ventilation standards, the Triangle upholds highest levels of building integrity. Its drive for eco-innovation is evident in its quest for Gold LEED certification, underscoring a commitment to environmental stewardship. As a beacon of office excellence, the Triangle represents a smart investment for businesses seeking to capitalise on advanced commercial opportunities.





ELEVATED OFFICE OFFERINGS

The Triangle boasts an array of top-notch amenities. Guests enter through a grand, high-ceilinged reception area with secure access and comfortable seating. The main floor features beautifully landscaped gardens and outdoor relaxation spots, enriched with native plants and trees. Of the 79 private parking spots, 39 are housed in a designated parking structure. Prioritising sustainability, the Triangle provides 31 bicycle parking spaces, including 12 covered spots.

Offices are equipped with kitchenettes, storage areas and bathrooms. Catering to the needs of a productive workforce, the Triangle includes changing facilities with showers, enhanced meeting rooms and communal spaces, as well as a rooftop garden that offers sweeping vistas.

COMPREHENSIVE PROPERTY MANAGEMENT SOLUTIONS

Tor Properties offers dedicated property management services. Designed to make your life easier, our expert services maintain your assets and optimize investments for maximum value. Overseeing all aspects of property care, at our commercial properties, your investment is in safe and capable hands with Tor, providing peace of mind for a hassle-free ownership experience.



Kolonakiou Avenue

Coastal Road

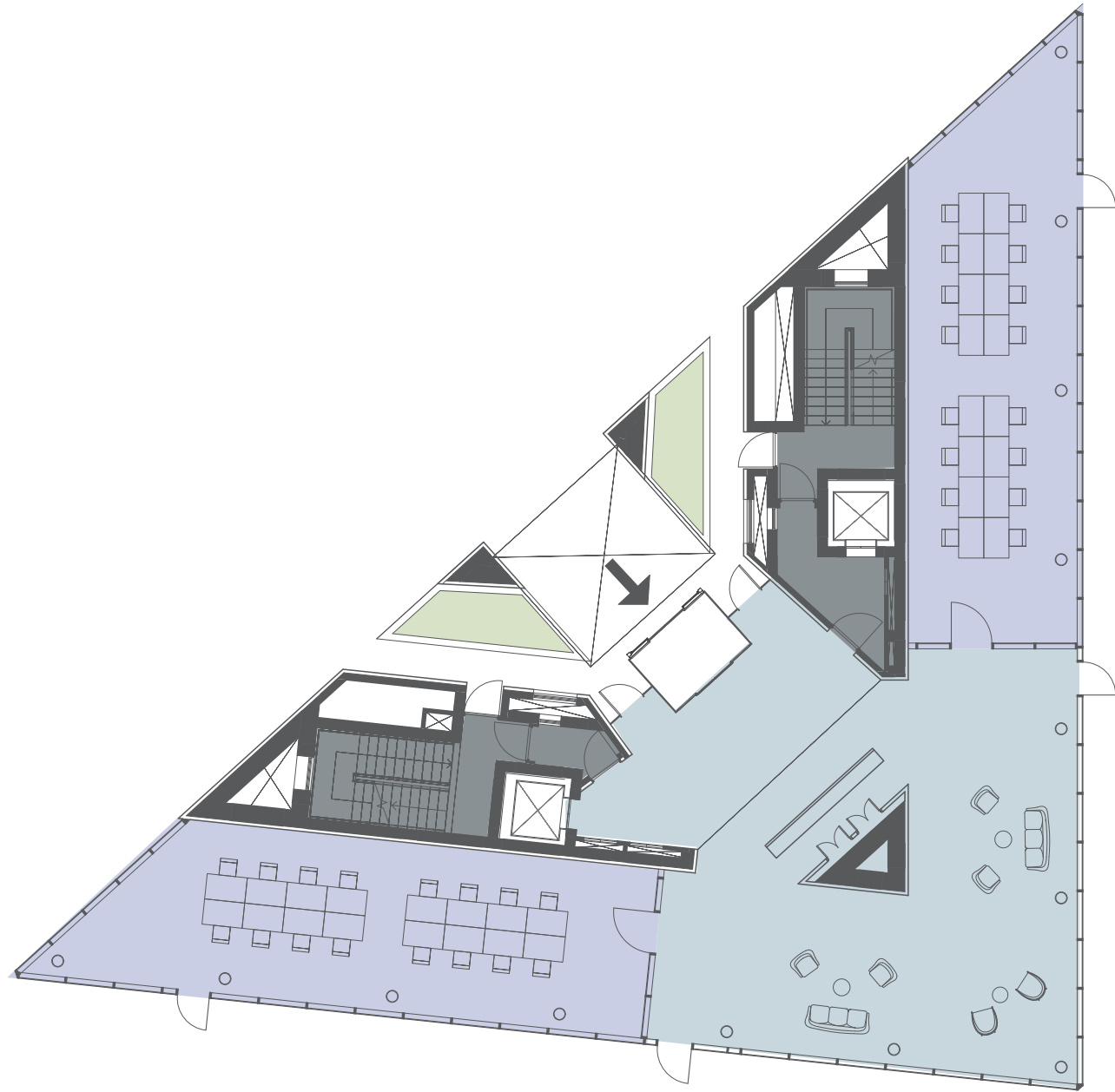
Spyrou Kyprianou Avenue

Limassol Marina

Industrial Area

AI Highway









GROUND FLOOR

 Lobby	186 m ²
 Conference Rooms	180 m ²
 Circulation	59 m ²



TYPICAL FLOOR PLAN

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

SCHEDULE OF AREAS

Floor	Office Area m ²	Lobby m ²	Landing/ Office Reception m ²	Conference Rooms m ²	Kitchen/ Toilet m ²	Circulation m ²	Parking/ Storage/M&E m ²	Total Areas m ²
Basement	-	-	-	-	41	119	860	1020
Ground Floor	-	186	-	180	-	59	-	425
Floor 1	516	-	23	-	38	80	-	657
Floor 2	516	-	23	-	38	80	-	657
Floor 3	516	-	23	-	38	80	-	657
Floor 4	516	-	23	-	38	80	-	657
Floor 5	516	-	23	-	38	80	-	657
Floor 6	516	-	23	-	38	80	-	657
Roof	-	-	-	-	-	34	-	34
Total	3,096	186	138	180	269	692	860	5,421





ENQUIRE TODAY

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Please note that the images and floor plans depicted in this brochure are intended for illustrative purposes only. They may not accurately reflect the final design or specifications of the property. We reserve the right to alter specifications and layouts as required during the development phase. All information is subject to change without notice, with updates provided to buyers as they happen.