



The Oval  
LIMASSOL

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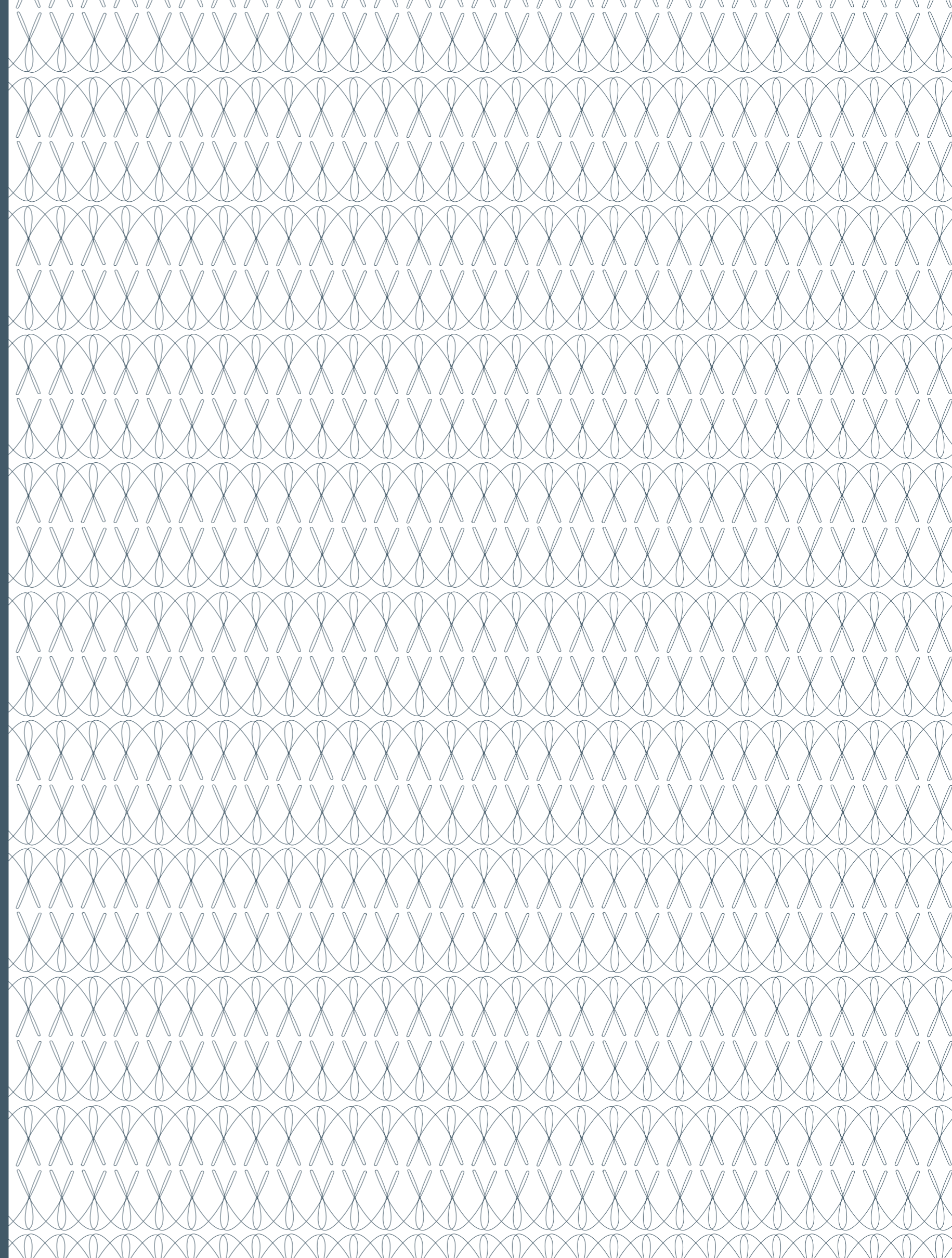
**St Petersburg**  
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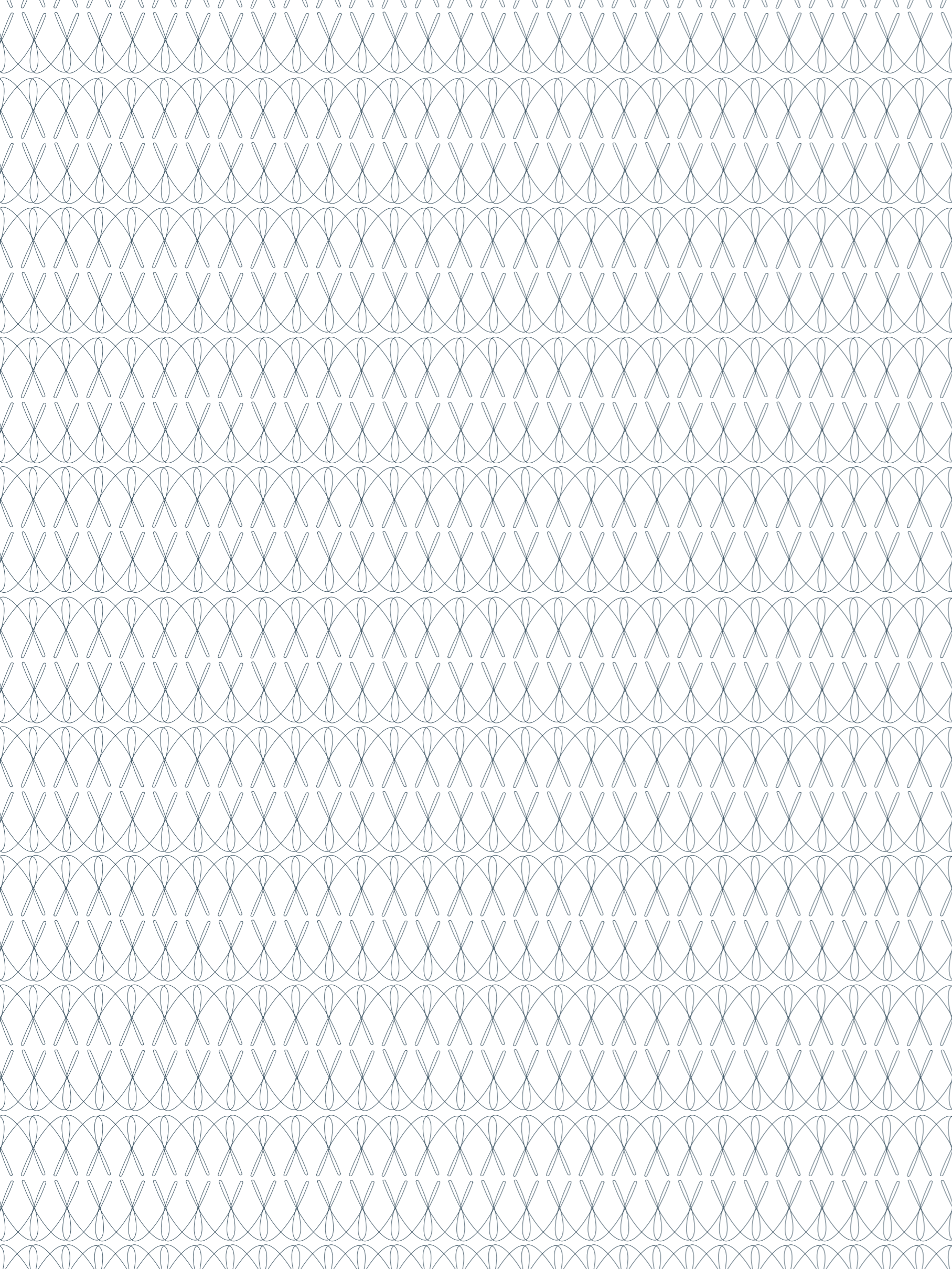
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# > WELCOME TO THE NEW BUSINESS CLASS

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The Oval is an iconic new building on the Limassol skyline. A landmark structure and one of the tallest buildings in Cyprus, it sets new standards in workplace design, from its dramatically curved exterior to the light-filled internal spaces with uninterrupted views across the sparkling Mediterranean. The Oval is a unique business base, a world-class environment that elevates the working day to a special experience.

A new landmark in the business world





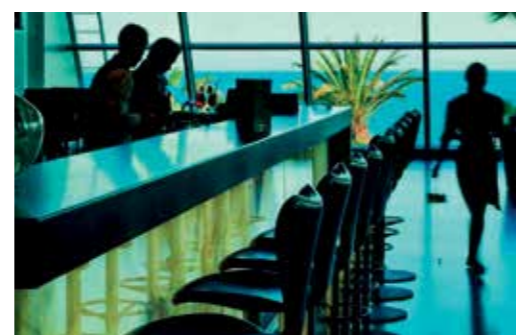
Aerial view

## AN OUTSTANDING PLACE TO WORK AND CONNECT

Located in a key business district, The Oval sits in the heart of Limassol, Cyprus' most cosmopolitan city and just 100 metres from the sea. The Oval's central location makes it simple to enjoy the best the city has to offer - from lunchtime strolls along the beach to great shopping and evenings out at excellent restaurants and bars. Limassol Marina is close by and fast access to the main highways brings the international airports of Larnaca and Pafos within easy reach.

As well as being an established tourism destination, Limassol is a hub for global commerce and finance. A thriving port with an unrivalled strategic location in the Mediterranean, the city offers excellent global connections. Its position, coupled with the country's favourable corporate tax regime, has seen the city's vibrant international business community flourish.

Cyprus' economic outlook has been significantly boosted by the discovery of major untapped gas reserves. This has contributed to an increasing demand for world-class office space - a demand that The Oval has been designed to meet.



Amathus Beach Hotel in Limassol



Limassol Marina



Limassol's coastline



Lobby area

## A SUSTAINABLE BUILDING SHAPED BY LOCATION AND LIFESTYLE

A collaboration between leading luxury property developer Cybarco and internationally acclaimed architects Atkins, The Oval's distinctive shape was inspired by the round pebbles found on Limassol's beach and by the curved lines of sails. While the sweeping arc of the building reflects its waterside setting, its form and scale contrast sharply with the cityscape around it to create a building that stands out in every sense.



Proximity to the sea

Living up to the responsibility that comes with making such a striking architectural statement, the team has ensured that the spaces and finishes are equally outstanding.

Sustainability has also been a key consideration in every element of The Oval's development. The building's design and materials minimise carbon emissions, energy and water consumption while the extensive glazing maximises daylight and minimises heat gain. Additionally, the ventilation, heating and water systems are state of the art and meet the highest environmental standards.



## A WORKSPACE THAT DELIVERS ON EVERY LEVEL

Open floor plate



Office interior



Executive offices' roof terrace

The Oval is a building designed to meet the needs of today's ambitious multinational businesses. It is a workspace that allows tenants to work more productively, connect instantly and interact more easily.

Flexible, light-filled space across 16 floors maximises the sea views. Every floor offers an open plan design, making it simple to adjust to your requirements, with the option to divide the space to accommodate up to four separate offices.

Levels 14 and 15 are expansive Executive Office floors, comprising soaring two storey workspaces where the upper levels can become comfortable meeting rooms and offices for senior executives. These levels have direct access to the unique landscaped roof terrace on the 16th floor - and the best views to be had in Limassol.

## A NEW BUSINESS COMMUNITY

The shared spaces at The Oval capitalise on Limassol's excellent year-round climate and foster a real sense of community for owners and visitors alike. The landscaped gardens, cafeteria and communal areas encourage people to pause, meet and interact, whether working or socialising.

At street level, a combination of trees, flower beds and paved terraces form the stunning landscaped gardens. This open space in the heart of the city creates a welcoming, calming environment for both tenants and visitors.

The Oval also offers a wide range of additional facilities and services including super-fast connectivity throughout the building, ample underground parking on two levels, 24-hour security and property management. The building also has scope for a fully-equipped gym.



Landscaped gardens

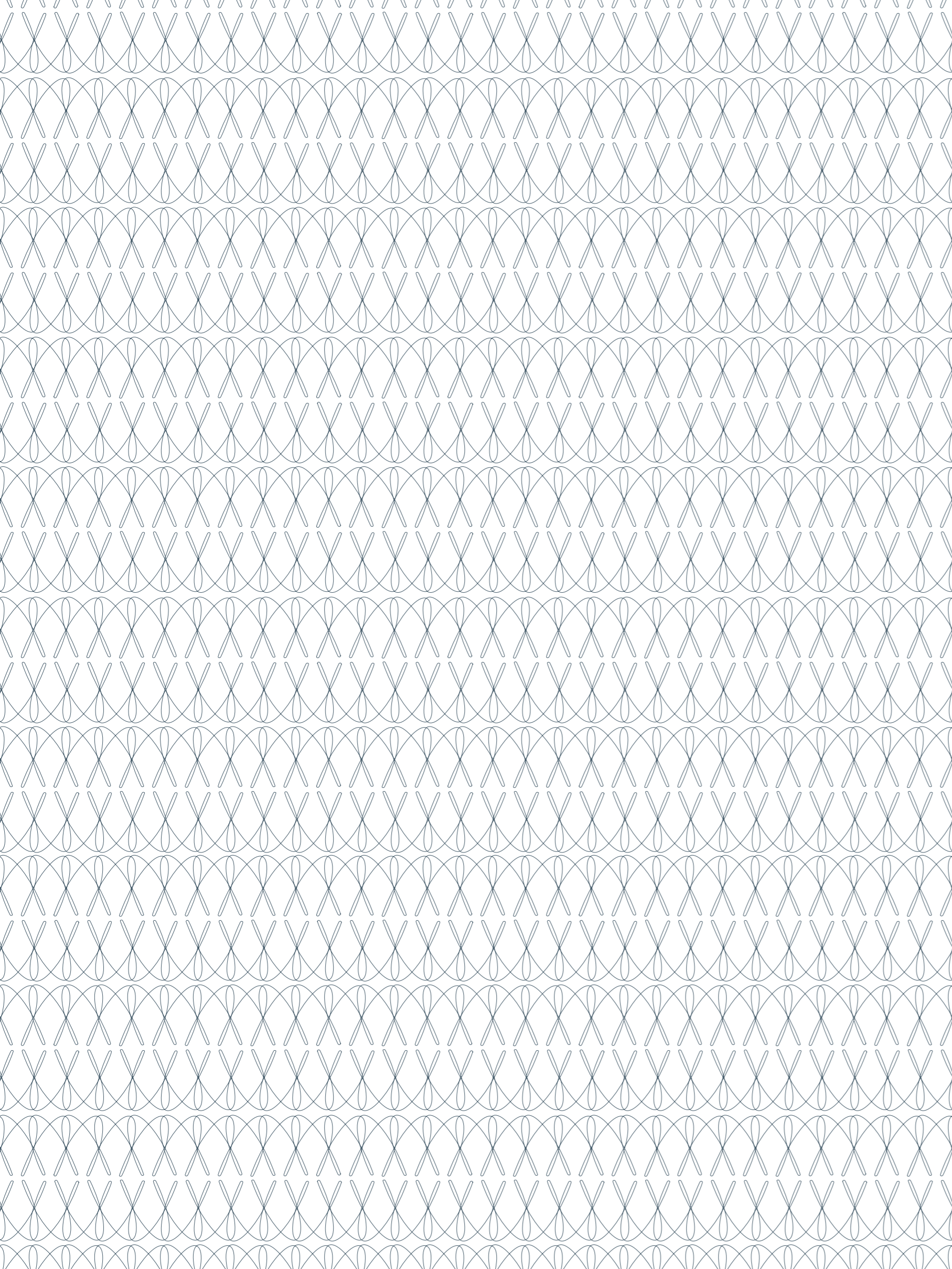


Cafeteria



Relaxed meeting environment





# FLOOR PLANS

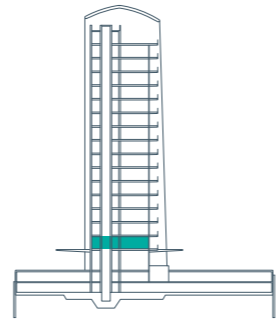
# GROUND FLOOR



- KEY LIST**
- 1 Toilets
  - 2 Elevator lobby
  - 3 Elevator
  - 4 Staircase
  - 5 Lobby
  - 6 Void

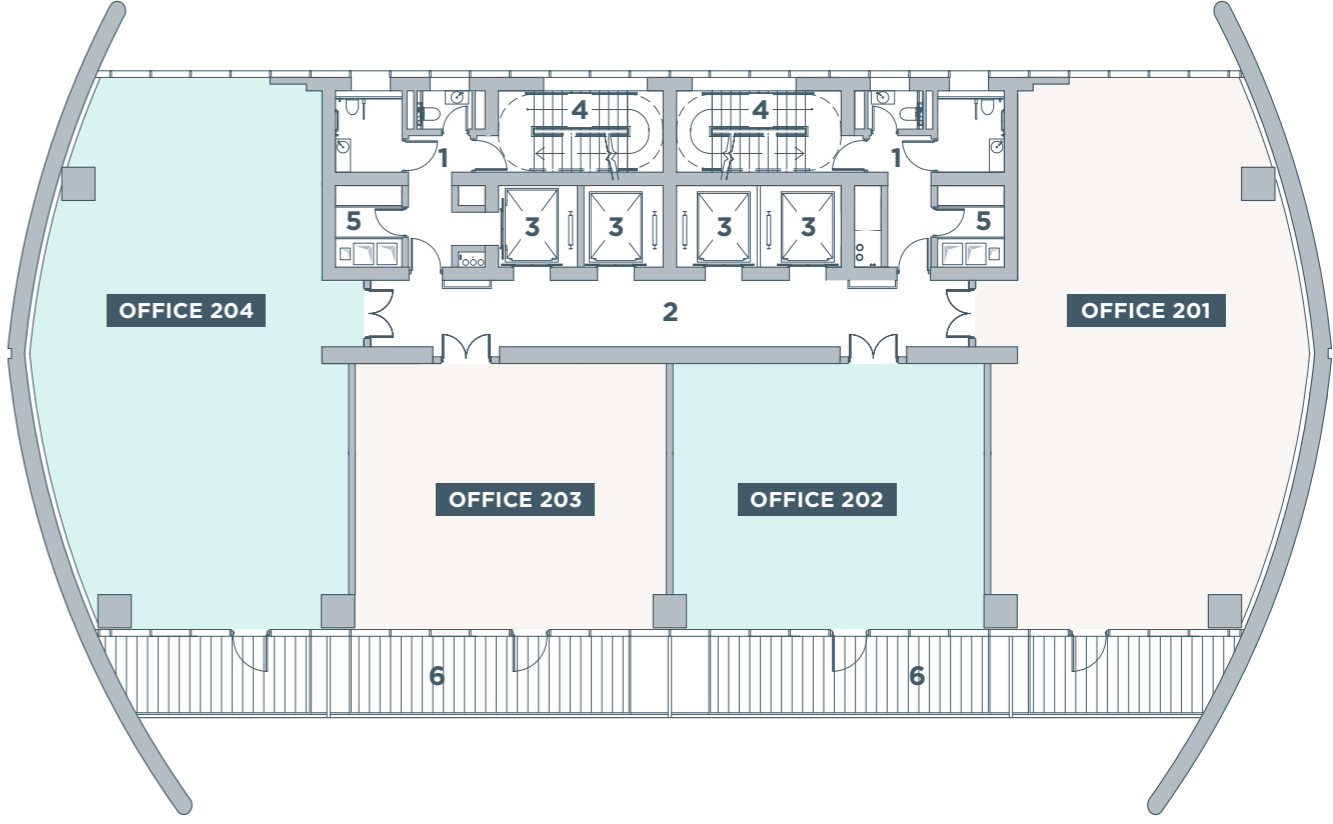
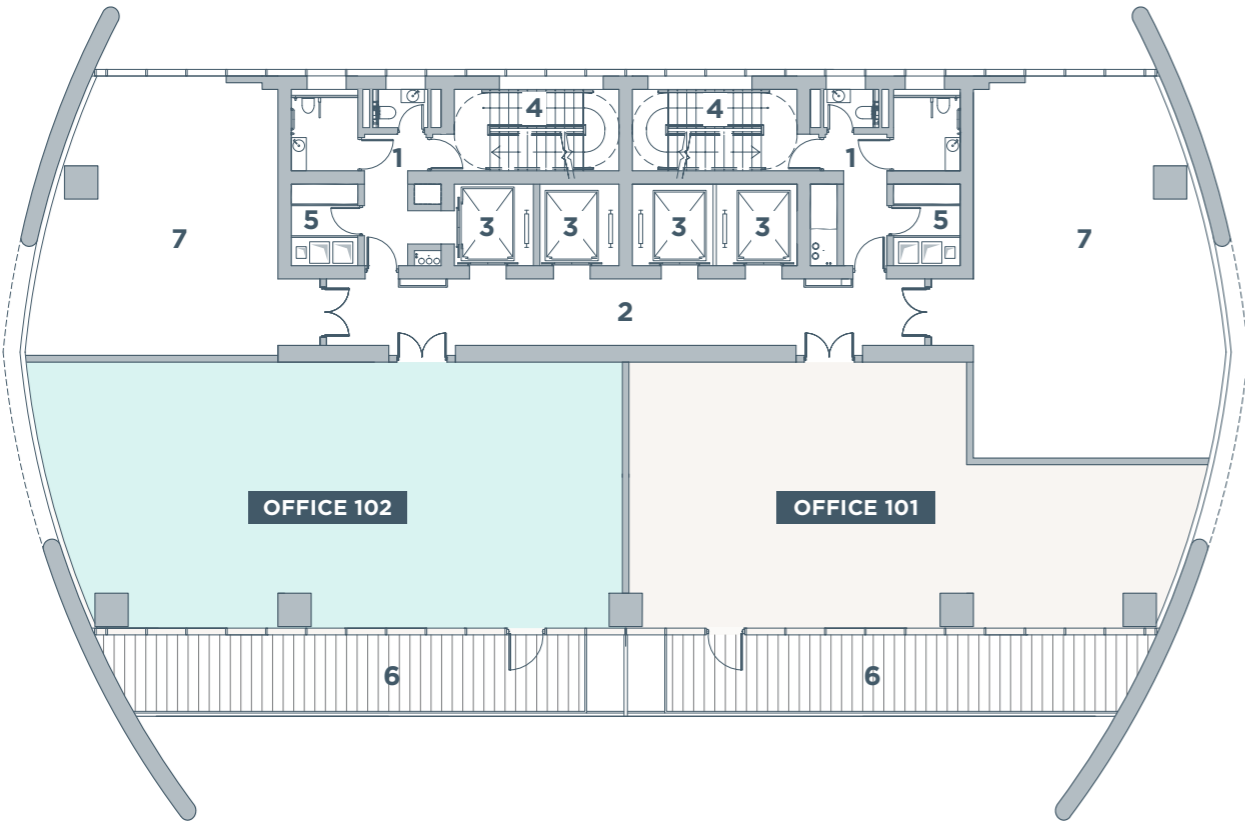
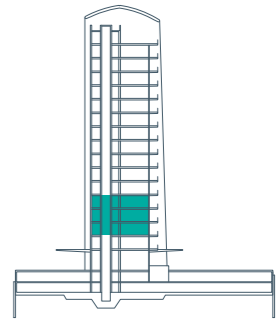
Indicative floor plans only.

# LEVEL ONE



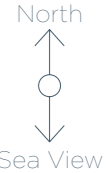
# LEVEL TWO | THREE | FOUR

Layout is identical on these levels.



**KEY LIST**

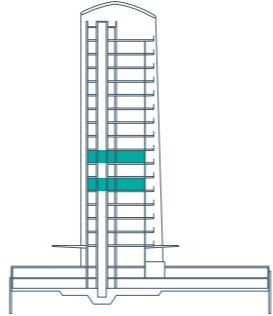
- 1 Toilets
- 2 Elevator lobby
- 3 Elevator
- 4 Staircase
- 5 Services void
- 6 Balcony area
- 7 Plant room



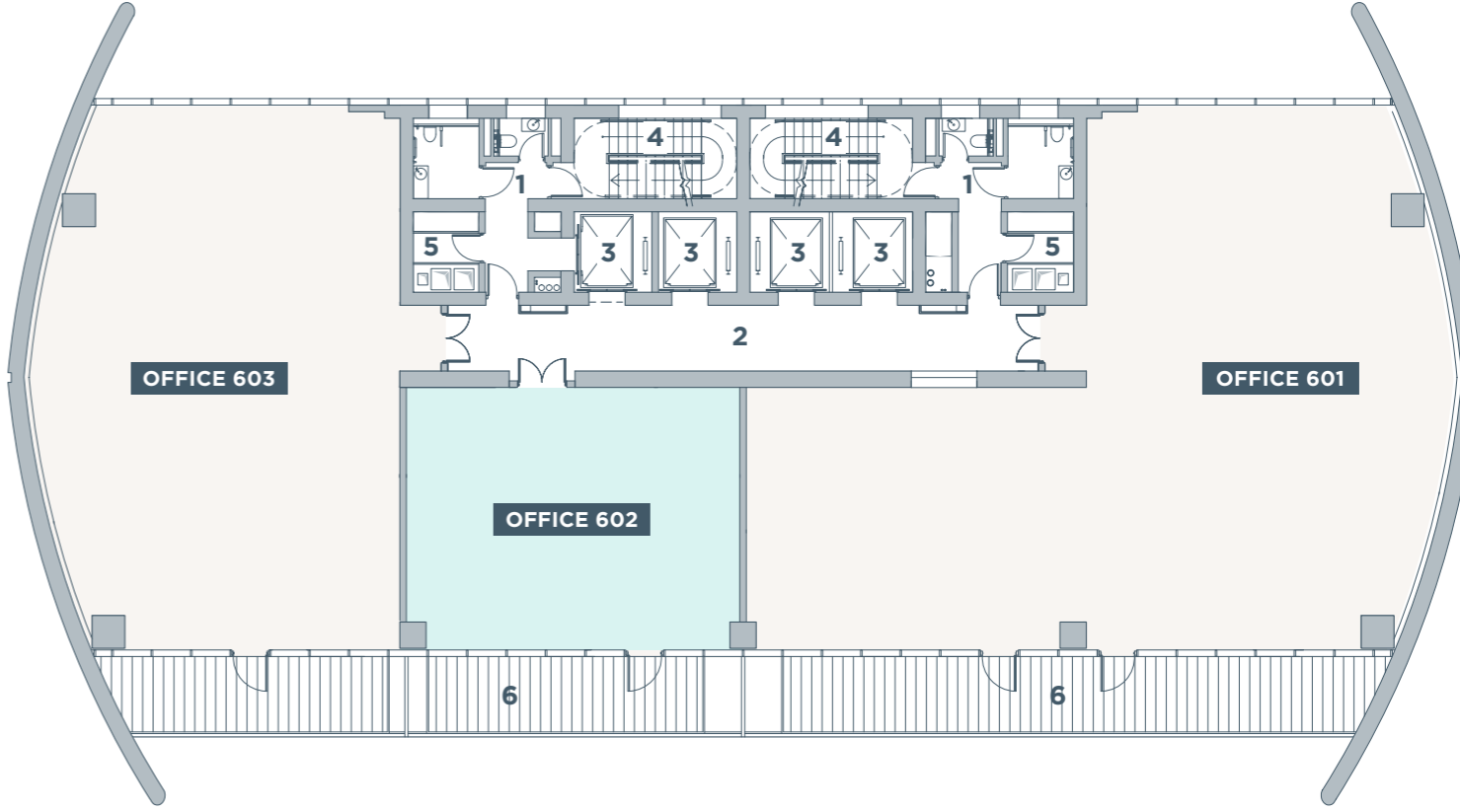
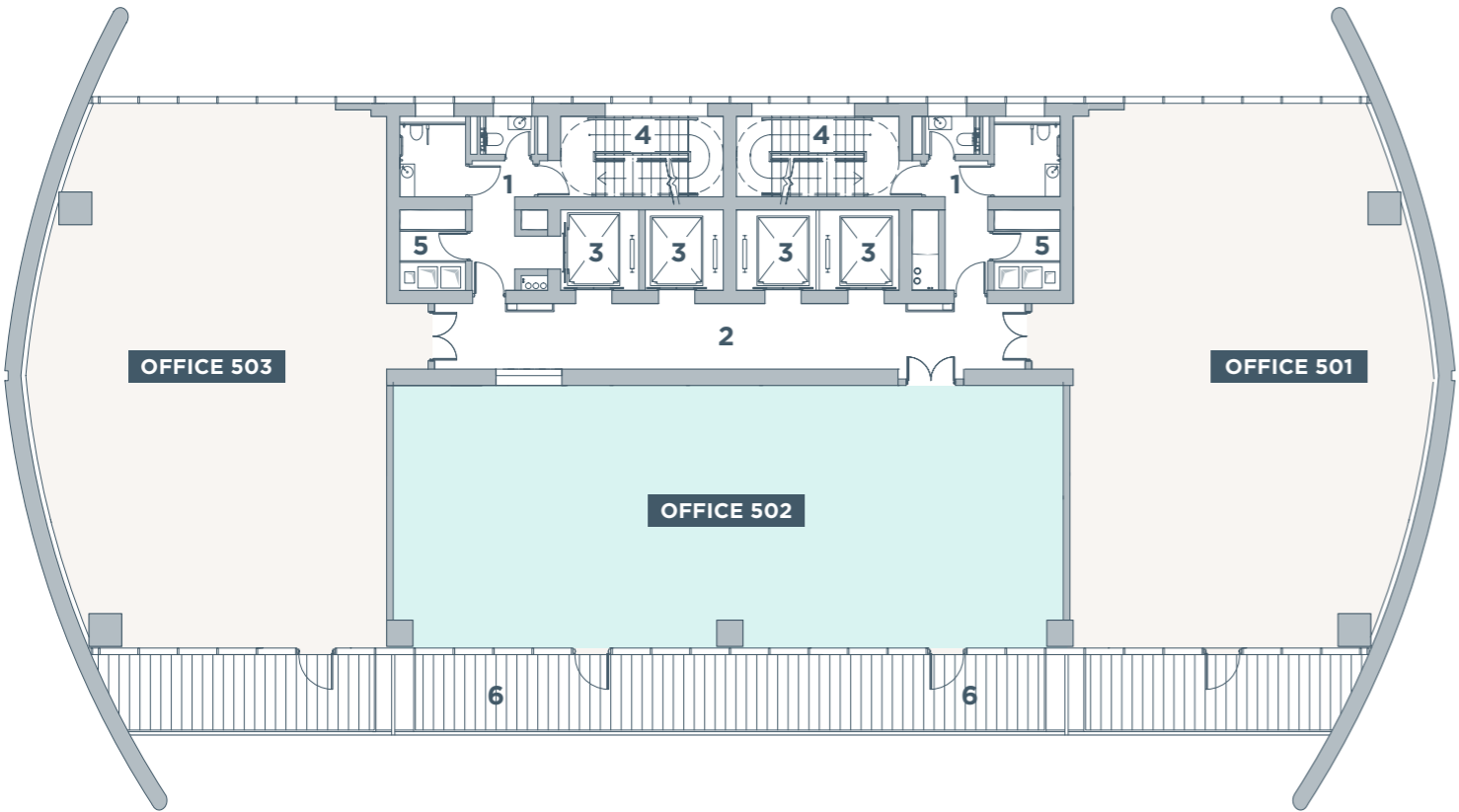
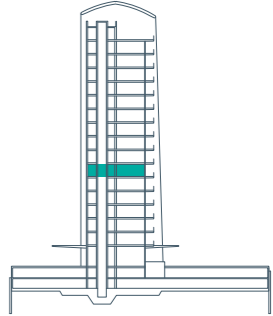
Indicative floor plans only.

# LEVEL FIVE SEVEN

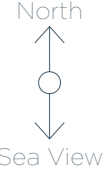
Layout is identical on these levels.



# LEVEL SIX



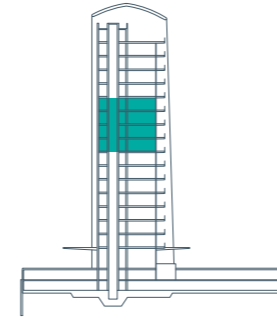
- KEY LIST**
- 1 Toilets
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  - 4 Staircase
  - 5 Services void
  - 6 Balcony area



Indicative floor plans only.

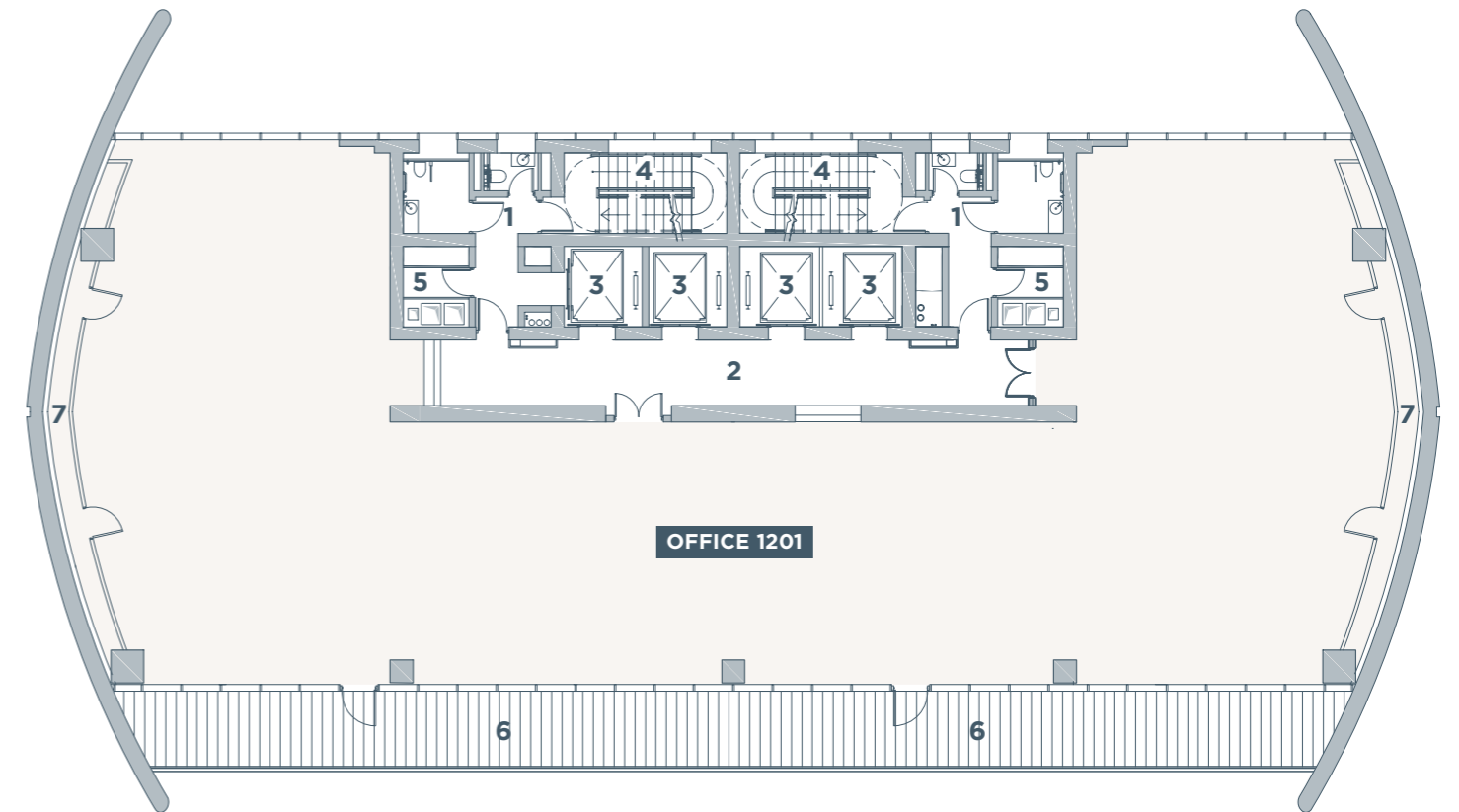
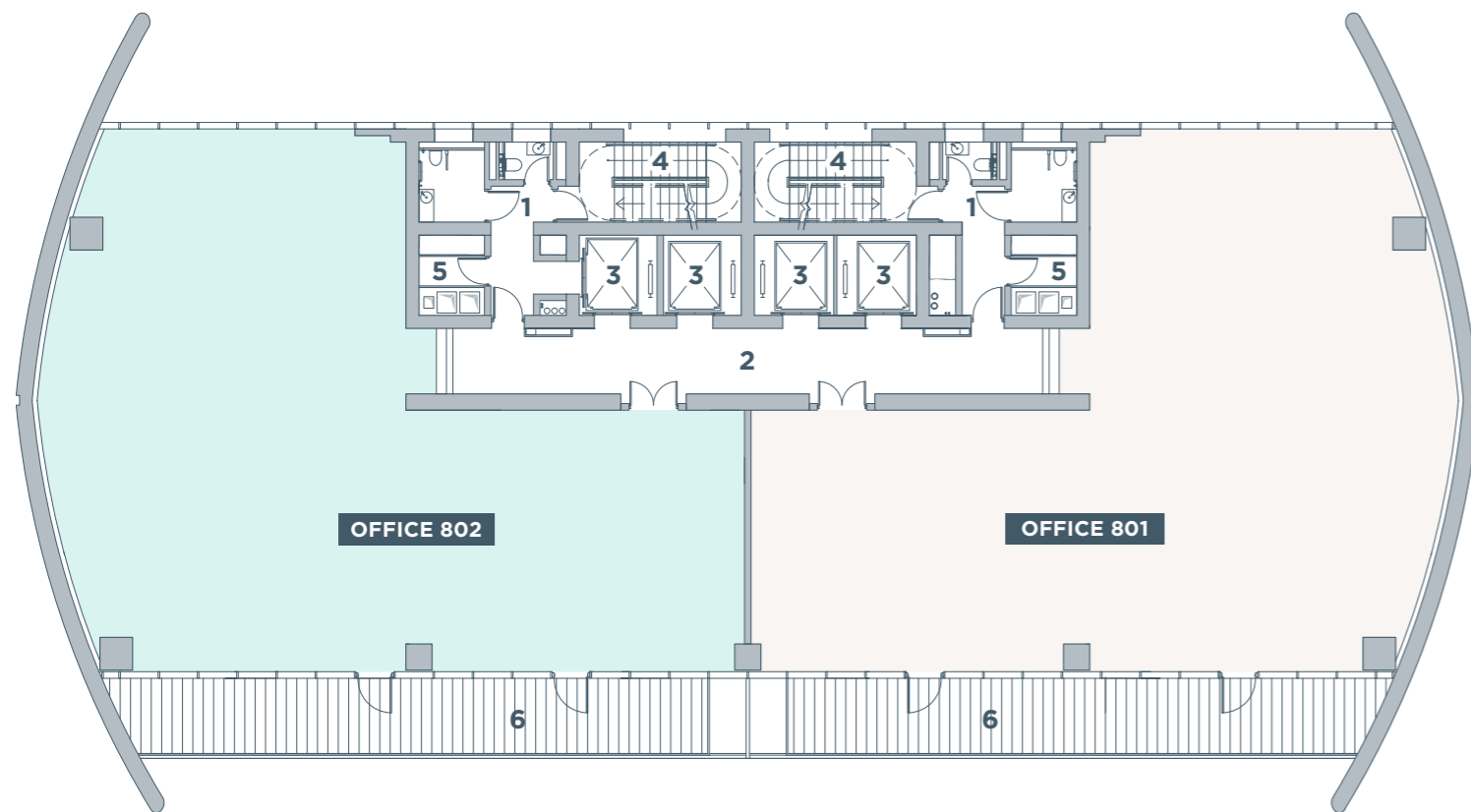
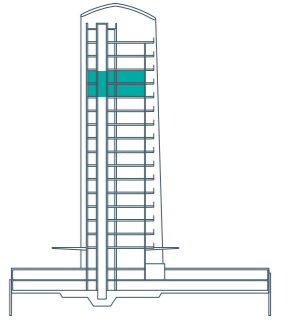
# LEVEL EIGHT | NINE | TEN | ELEVEN

Layout is identical on these levels.\*



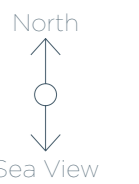
# LEVEL TWELVE | THIRTEEN

Layout is identical on these levels.



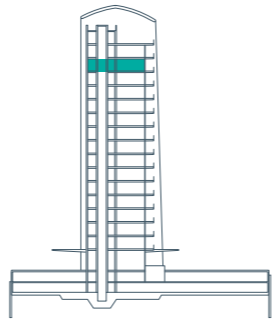
## KEY LIST

- 1 Toilets
- 2 Elevator lobby
- 3 Elevator
- 4 Staircase
- 5 Services void
- 6 Balcony area
- 7 Storage



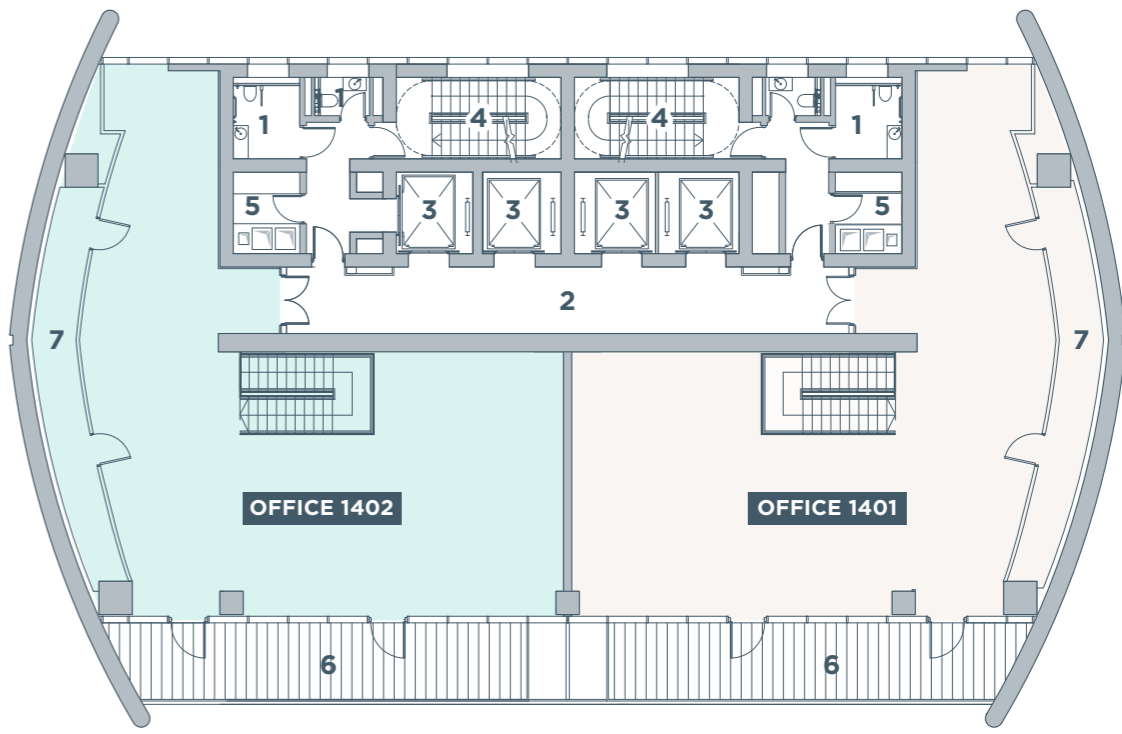
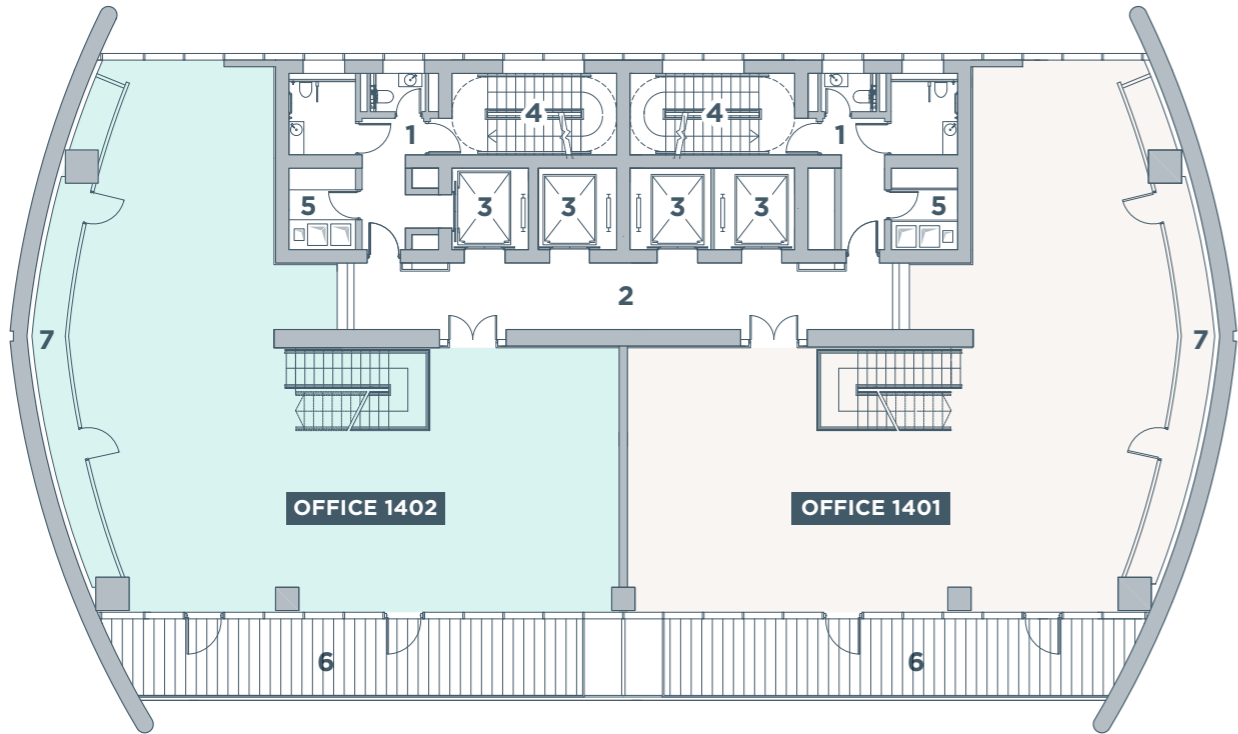
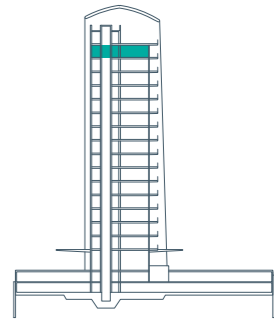
Indicative floor plans only.  
\*Layout of office 901 differs slightly.

# EXECUTIVE OFFICES LEVEL ONE



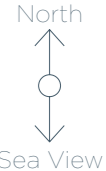
# EXECUTIVE OFFICES LEVEL TWO

Exclusive access to the roof garden available from this floor.



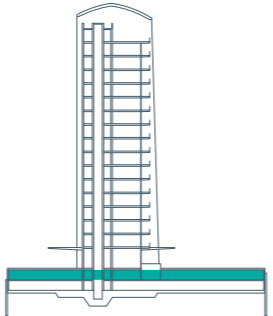
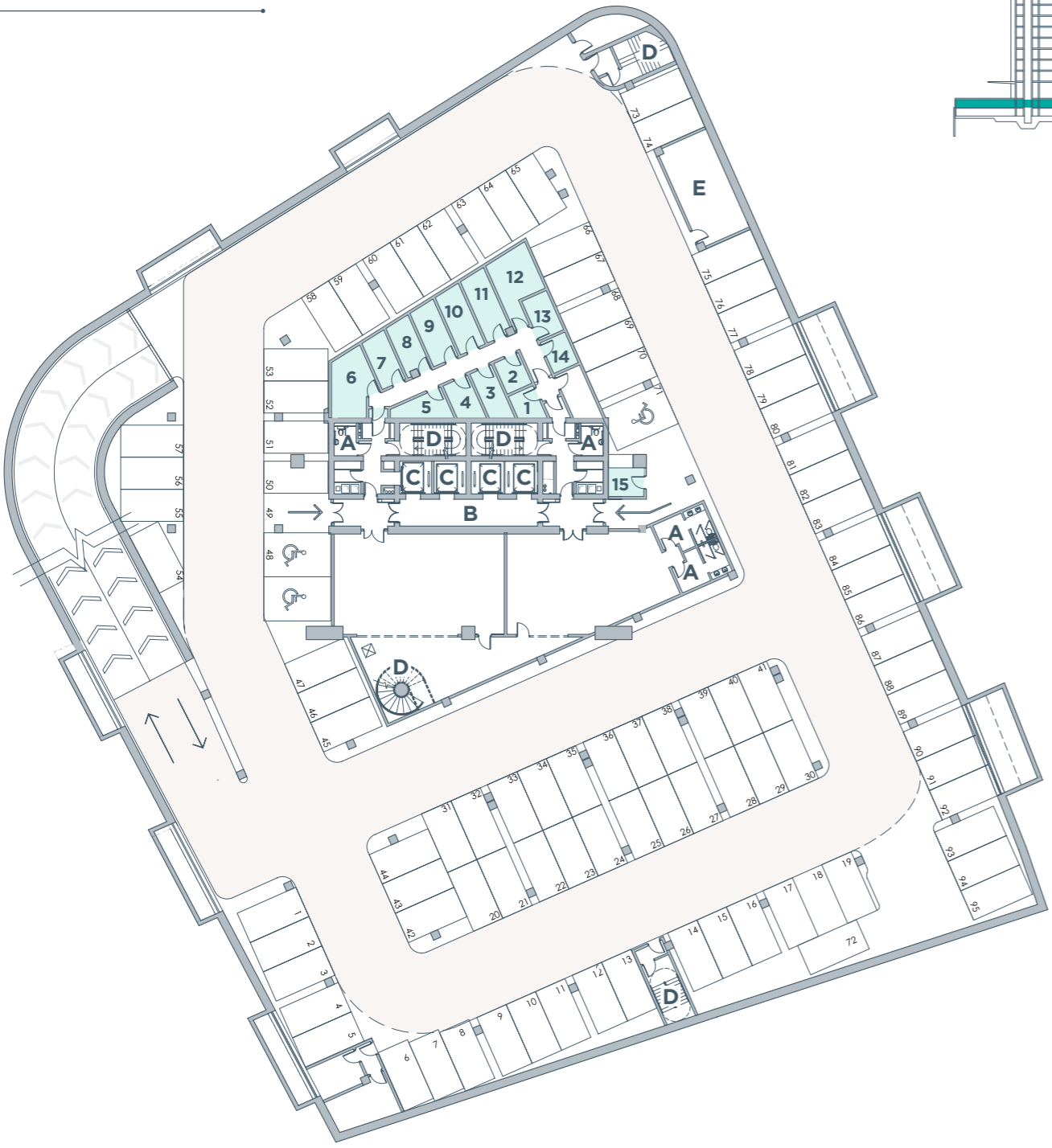
**KEY LIST**

- 1 Toilets
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- 7 Storage

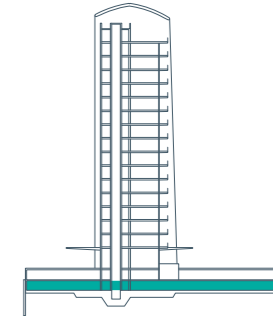


Indicative floor plans only.

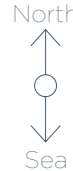
# BASEMENT ONE



# BASEMENT TWO



- KEY LIST**
- A Toilets
  - B Elevator lobby
  - C Elevator
  - D Staircase
  - E Electricity meter room
- Store rooms



Indicative floor plans only.

The Oval at dusk



## THE OVAL TEAM

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*Developer:*  
Cybarco Development Limited

*Contractor:*  
Cybarco Limited

*Concept Design:*  
Atkins Limited

*Architects:*  
Atkins Limited and  
Arneftis & Associates

*Electromechanical Engineering:*  
Elemec & Yfantis Engineering

*Structural Engineering:*  
Hyperstatic Engineering Design

*Landscaping:*  
Atkins Limited

*Interior Design:*  
Atkins Limited

*Environmental & Traffic Study:*  
Emfasis Limited

*Fire Safety Study:*  
Int Fire (Cyprus) Ltd

*Sustainability Study:*  
GBC Energy Engineering  
& Yfantis Engineering

*Creative Agency:*  
BEAR London

*Architectural Visualisation:*  
Circle Creative Limited

The Oval is the creation of Cybarco, Cyprus' leading luxury property developer. Part of the prestigious Lanitis Group, Cybarco is behind many of the island's landmark projects including Akamas Bay Villas, Sea Gallery Villas and Limassol Marina, the country's first residential Marina project.

Operating in Cyprus, Greece, Qatar, Bahrain and Kuwait, Cybarco is involved in a diverse range of residential, leisure and infrastructure projects.

Since 1945, Cybarco has earned its reputation for outstanding quality and customer satisfaction delivered to the highest standards.

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This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide an overall picture and preliminary information about the project it describes. Any details mentioned serve as guidelines only. All information is subject to change without notice.

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# SCHEDULE OF AREAS

LEVEL	OFFICE NO.	OFFICE SPACE M <sup>2</sup>	COMMON AREAS M <sup>2</sup>	COVERED BALCONIES M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>	PARKING SPACES
1	101	119	40	33	192	3
1	102	139	46	33	218	4
2	201	139	46	13	198	4
2	202	81	27	21	129	2
2	203	81	27	21	129	2
2	204	139	46	13	198	4
3	301	156	52	15	223	5
3	302	82	27	21	130	2
3	303	82	27	21	130	2
3	304	156	52	15	223	5
4	401	170	57	17	244	5
4	402	82	27	21	130	2
4	403	82	27	21	130	2
4	404	170	57	17	244	5
5	501	175	59	19	253	5
5	502	174	58	47	279	5
5	503	175	59	19	253	5
6	601	270	90	44	404	7
6	602	87	29	21	137	3
6	603	183	61	20	264	5
7	701	187	62	21	270	5
7	702	175	58	47	280	5
7	703	187	62	21	270	5
8	801	275	92	44	411	8
8	802	275	92	44	411	8
9	901	258	86	44	388	8
9	902	272	91	44	407	8
10	1001	266	89	43	398	8
10	1002	266	89	43	398	8
11	1101	255	85	42	382	8
11	1102	255	85	42	382	8
12	1201	466	156	80	702	12
13	1301	424	142	76	642	12
14 & 15	1401	340	113	224	677	10
14 & 15	1402	340	113	224	677	10

# SPECIFICATIONS

## 1. Building Structure

Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs designed in line with European anti-earthquake construction specification codes.

## 2. Internal Finishes

### Floors

- Marble paving in reception, lift lobbies and stairs.
- Ceramic tiles in toilets, verandas and cafeteria.
- Raised floor in the offices.

### Ceilings

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

### Doors

- Timber veneered solid core entrance doors to the offices, complying with local fire regulations.

## 3. Energy Performance

The building design complies with the local Energy Performance regulations. All the offices have obtained an energy performance certificate of 'A' rating with low CO<sub>2</sub> emissions, achieved by:

**Façade & Openings:** The building façades have been designed to reduce solar gain and energy consumption, and to provide comfortable working conditions. The eastern and western façades consist of rain screen aluminium cladding panels fixed on a secondary steel structure with thermal insulation. The two sides loop over the building to form the oval shape and to provide the main building with sun protection. The southern and northern façades are designed as a conventional glazed window system. All frames are aluminium 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 aluminium cladding are installed as per energy performance regulations.

**Renewable Energy:** Geothermal Energy is used for heating and cooling of the building.

**Building Management System (BMS):** For centralised control, monitoring and energy management of the building.

## 4. Security Facilities

- Boundary walls.
- CCTV monitoring and intruder alarm systems to control entrance areas and basement car parking.
- Burglar alarm.
- Access door controls at all entrances of building.
- Gated car parking.
- Video Intercom system linking entrance gate and basement car parking entrance doors to reception area.

## 5. Electrical Installations

The electrical installations are in accordance with BS7671:2001(2004) 16th Edition IEE wiring regulations.

### Common Areas

- KNX lighting control system, inter-phased with building BMS.
- LED lighting in lobbies, reception, outdoor car parking and landscaped areas.
- Fire alarm detection system connected to BMS.
- Voice & data communication: structure cabling network.
- Lightning protection of building.

### Offices

- Lighting, fire alarm, burglar alarm, structure cabling for voice and data network are provisional.

### Standby Generator

- The standby generator supports life safety and essential services in the event of a main supply failure.

## 6. Elevators

- Four (4) high performance elevators, each with 17 persons capacity and energy class 'A' rated.

## 7. Mechanical Installations

- Ventilation is provided, supplying fresh air throughout the building. The ductwork into the offices is to be provided by tenants.
- Cooling & heating is provided throughout the building by a de-centralized ground water heat pump system (Geothermal Energy). Provision for connecting to the system is provided for each office. Equipment and pipe work are installed by the tenants.
- Fire Services: Fire detection, alarms and sprinklers are provided in the common areas. Interface units enable tenants to connect their own systems.

## 8. Landscaping

The ground floor has landscaped gardens and outdoor seating areas.

## 9. Roof Garden

The executive offices on levels 14 and 15 have exclusive access to a roof terrace with green areas.

## 10. Reception

A controlled access, luxurious double height reception with spacious sitting area, fully air-conditioned.

## 11. Car Parking

Over 220 car parking spaces on three (3) levels. All necessary installations are provided for security, ventilation and fire safety.

## 12. Store Rooms

Each office is allocated a store room, located on the two basement levels.

Note: Full technical specifications are available on request.

