

# OMEGA BUSINESS CENTER

High-End Design Development  
in Limassol







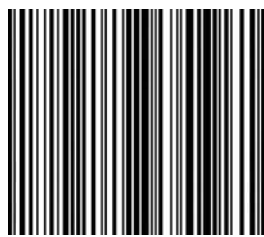


### PARTICIPATE IN A HIGHLY PROMISING INVESTMENT

OMEGA BUSINESS CENTRE IS CURRENTLY BEING DEVELOPED BY CITILION INVESTMENTS LTD, ON A PREMIUM LOCATION ON MAKARIOU AVENUE IN LIMASSOL, CYPRUS. THE PROJECT COMBINES A MIXED USE DEVELOPMENT WITH RETAIL, COMMERCIAL AND RESIDENTIAL USE, OFFERING VARIOUS QUALITIES & EXPERIENCES IN TERMS OF DESIGN APPROACH, SPATIAL RELATION, QUALITY OF CONSTRUCTION AND RETURN ON YOUR INVESTMENT.

THE PROJECT ASPIRES TO BECOME A POINT OF REFERENCE FOR THE BROADER LIMASSOL'S COMMERCIAL CENTRE.

A SEVEN STOREY STRUCTURE IS COMPILED BY A BASEMENT FOR PARKING PURPOSES, A GROUND FLOOR OF RETAIL SHOPS, FIVE STORIES OF OFFICES AND A DOUBLE STOREY APARTMENT.







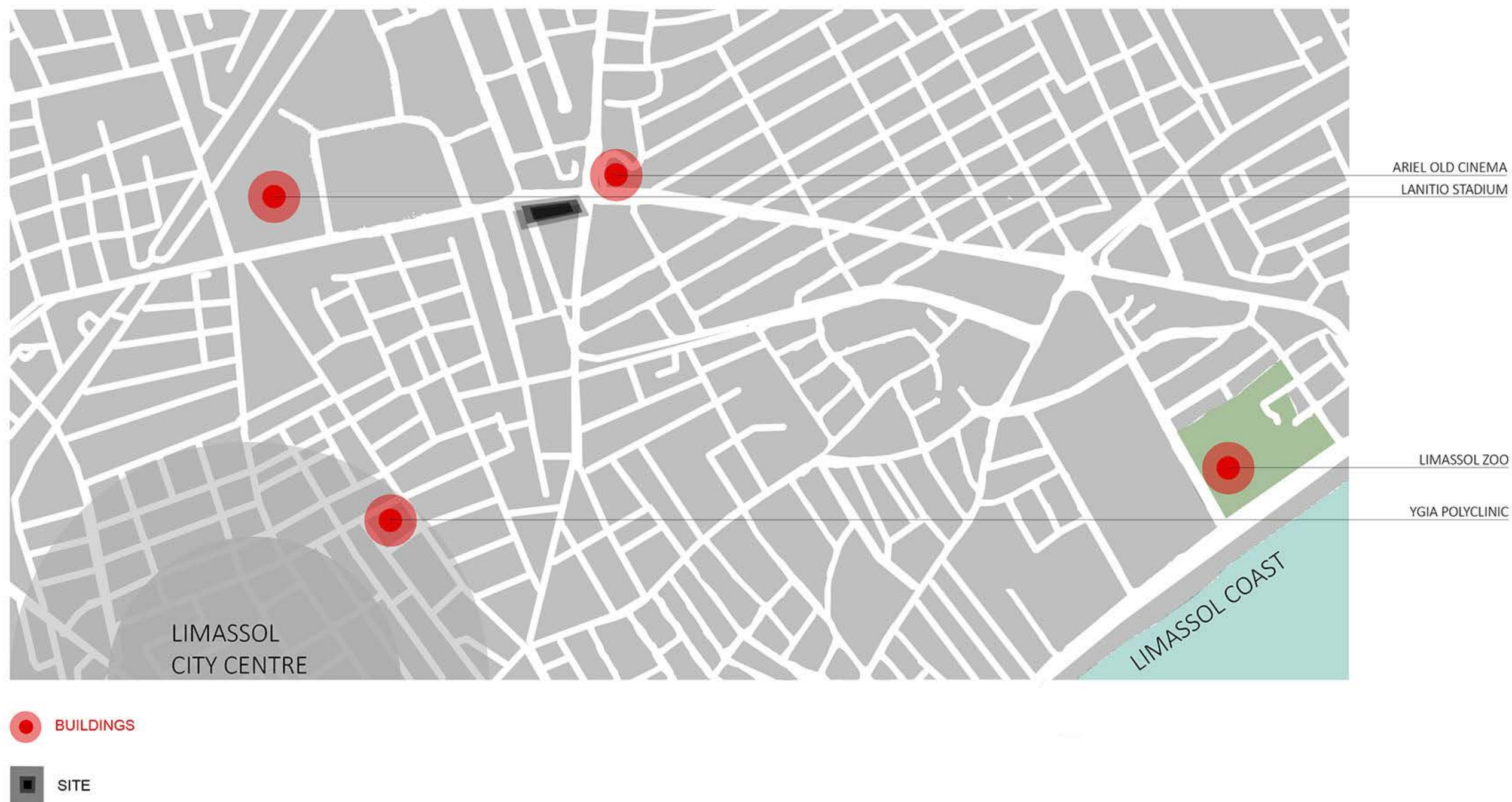
A **Landmark** of Contemporary Architecture



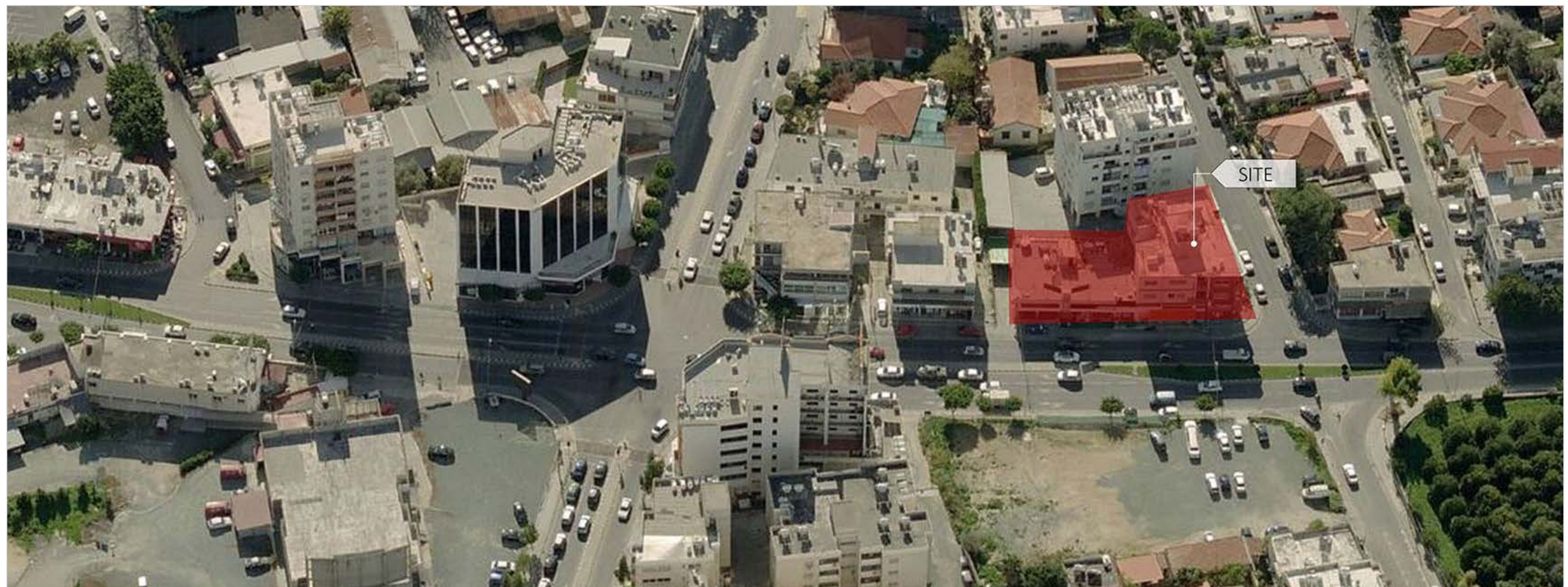
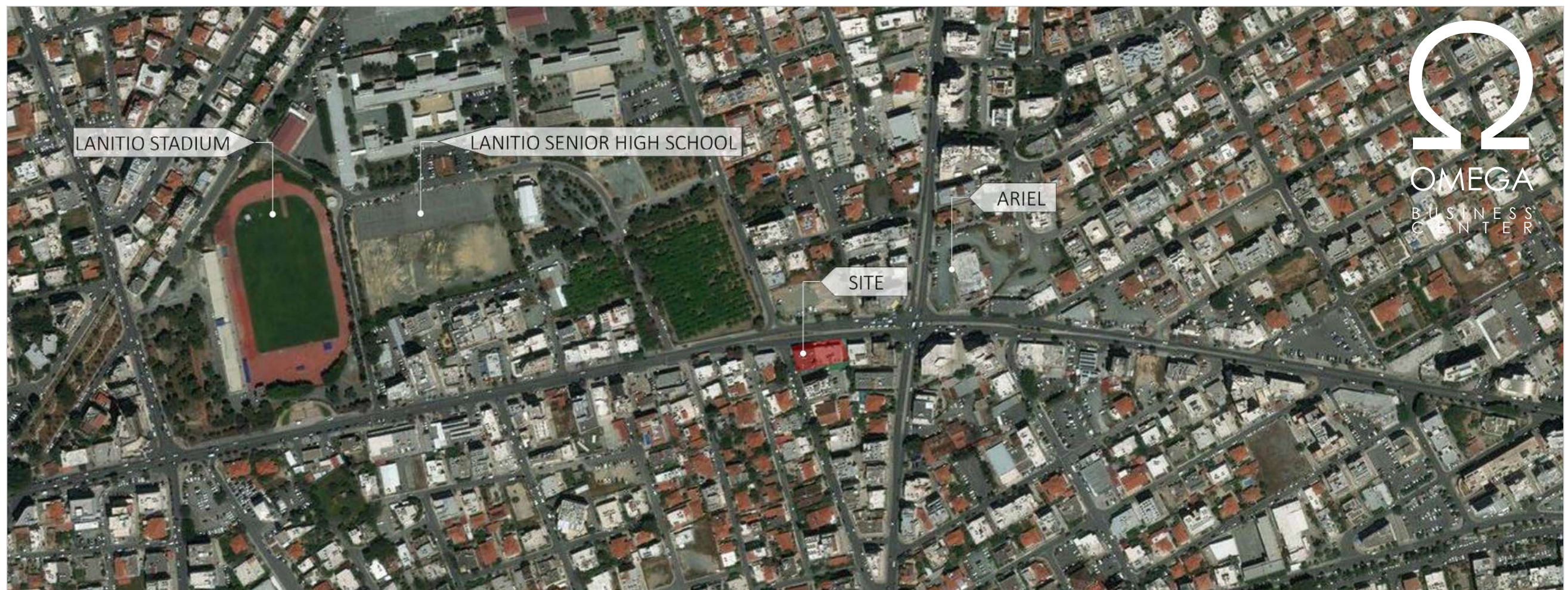
CK ARCHISTUDIO

CHRISTOS KLITOU STUDIO OF ARCHITECTURE & DESIGN











### DUPLEX RESIDENCE

Indoor Area: 206,8 m<sup>2</sup>  
Veranda: 87,2 m<sup>2</sup>

### OFFICE 04 (DUPLEX)

Indoor Area: 230,6 m<sup>2</sup>  
Veranda: 70,5 m<sup>2</sup>

### OFFICE 03

Indoor Area: 171,9 m<sup>2</sup>  
Veranda: 29,8 m<sup>2</sup>

### OFFICE 02 (DUPLEX)

Indoor Area: 206,3 m<sup>2</sup>  
Veranda: 39 m<sup>2</sup>

### OFFICE 01

Indoor Area: 106,7 m<sup>2</sup>  
Veranda: 31,4 m<sup>2</sup>

### MERCHANICAL FLOOR

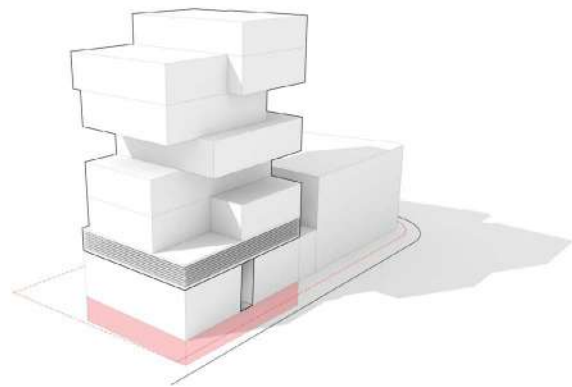
Plantroom Area: 195,3 m<sup>2</sup>

### MAIN ENTRANCE

Lobby Area: 26,7 m<sup>2</sup>







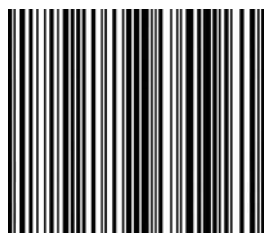
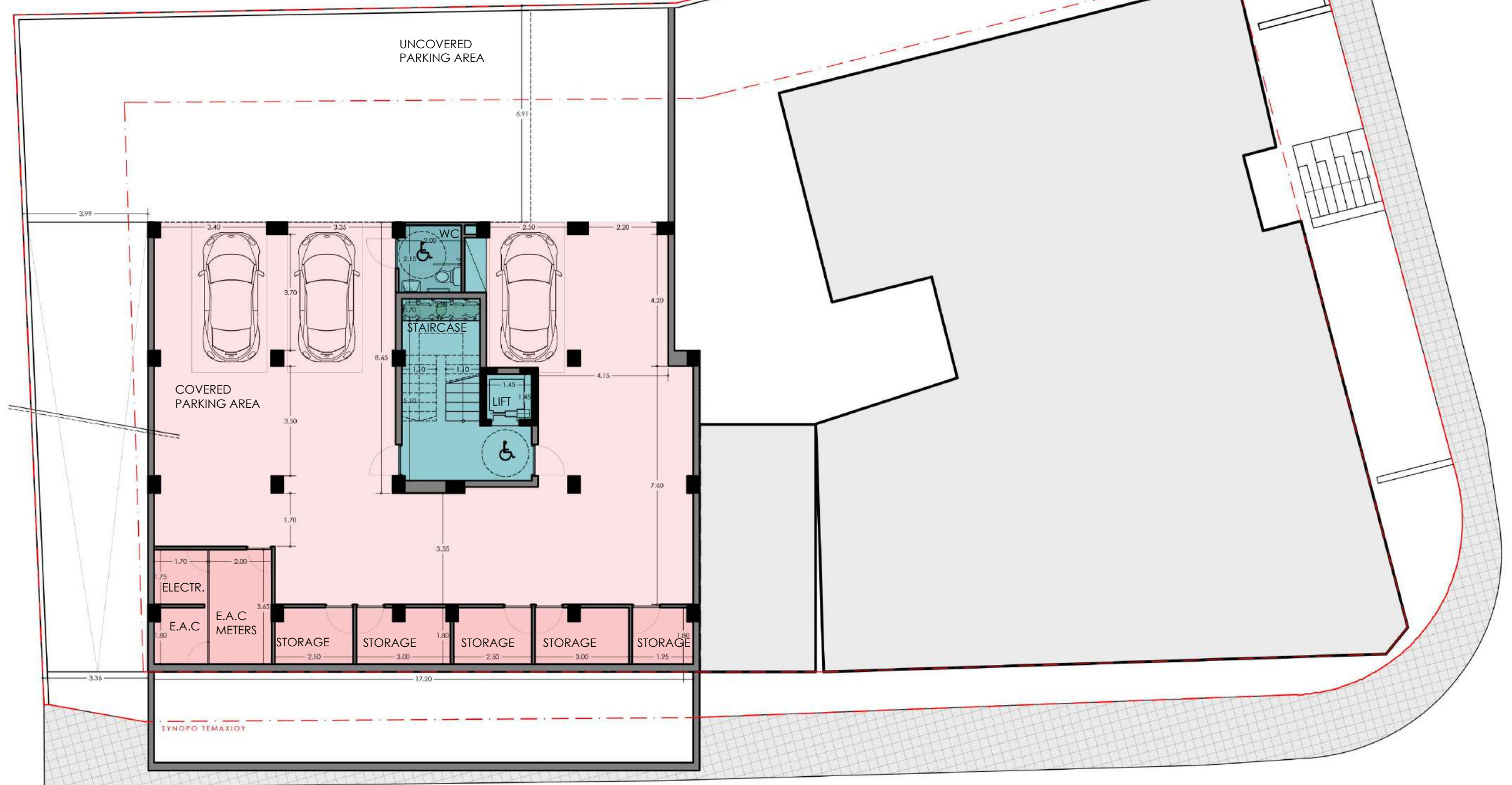
## UNDERGROUND LEVEL

### INDOOR AREAS:

STORAGE ROOMS  
EAC METERS / ELECTRICITY SUPPLY  
LIFT / STAIRS  
DISABLED WC

### OUTDOOR AREAS:

4 COVERED PARKING SPACES  
3 UNCOVERED PARKING SPACES



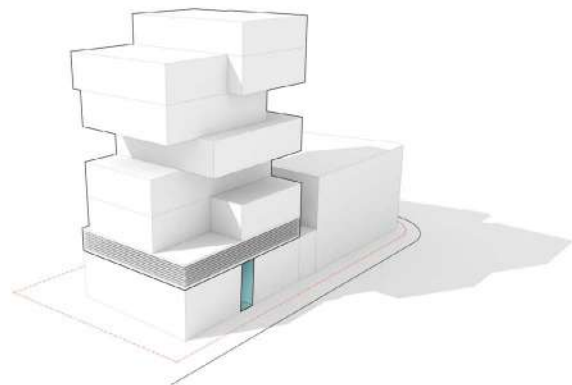
ARCHISTUDIO

CHRISTOS KLITOU STUDIO OF ARCHITECTURE & DESIGN

0 1 2 5m



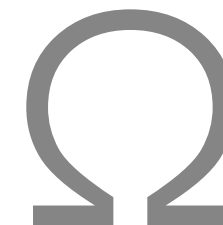




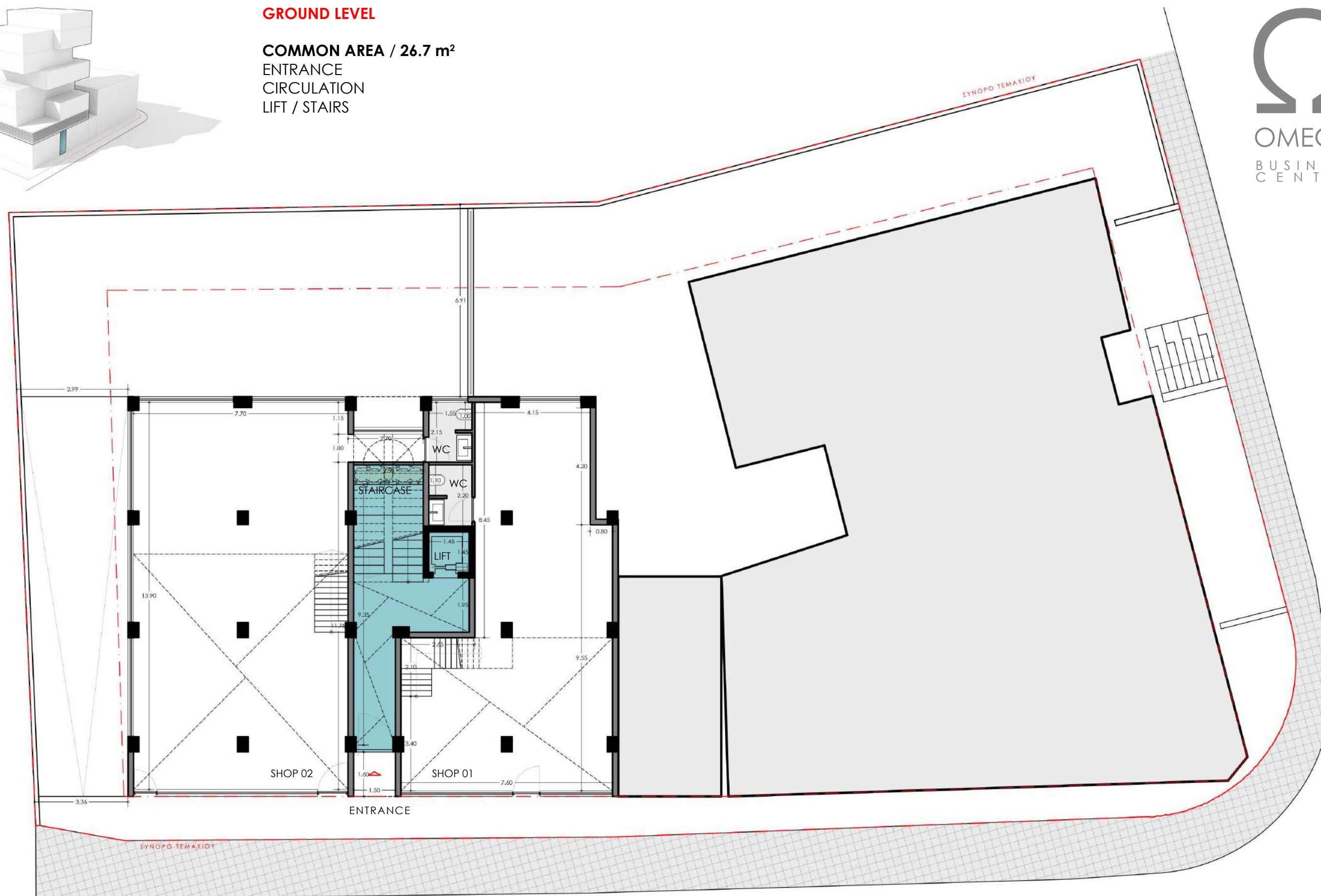
## GROUND LEVEL

**COMMON AREA / 26.7 m<sup>2</sup>**

ENTRANCE  
CIRCULATION  
LIFT / STAIRS



OMEGA  
BUSINESS  
CENTER



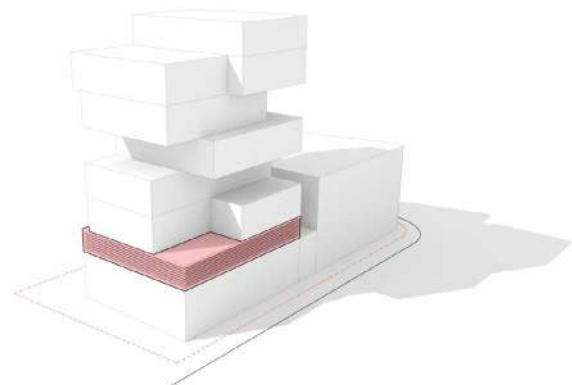
CK ARCHISTUDIO

CHRISTOS KLITOU STUDIO OF ARCHITECTURE & DESIGN

0 1 2 5m







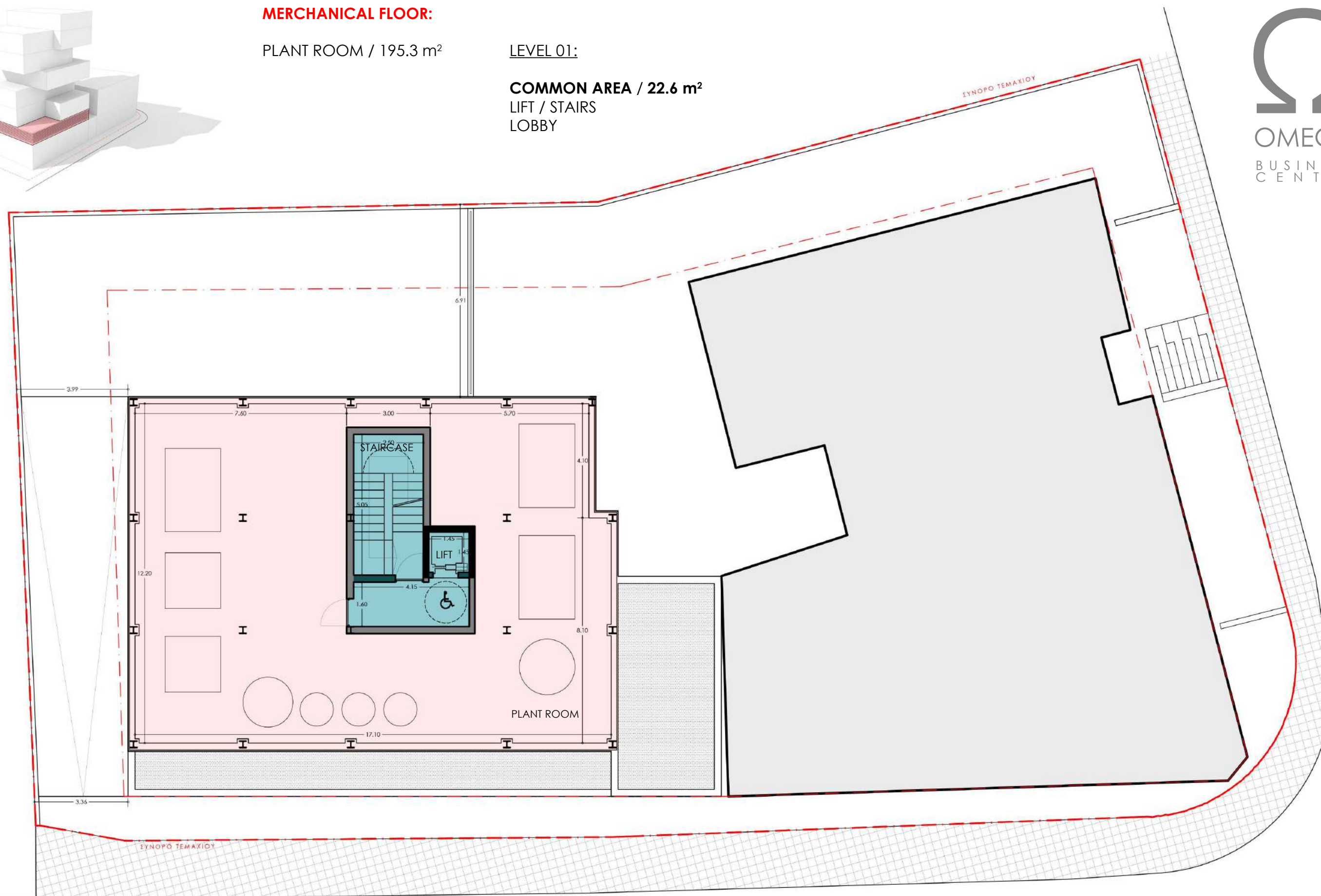
**MERCHANICAL FLOOR:**

PLANT ROOM / 195.3 m<sup>2</sup>

LEVEL 01:

**COMMON AREA / 22.6 m<sup>2</sup>**

LIFT / STAIRS  
LOBBY



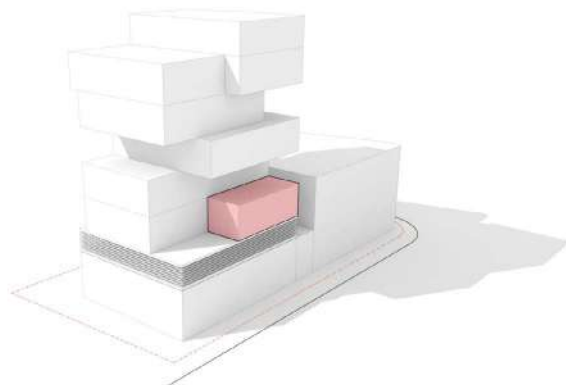
CK ARCHISTUDIO

CHRISTOS KLITOU STUDIO OF ARCHITECTURE & DESIGN

0 1 2 5m







## OFFICE 01

### ONE LEVEL AREA (LEVEL 02):

WORKPLACES  
KITCHEN  
WC

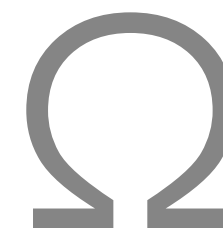
TOTAL AREA / **106.7 m<sup>2</sup>**

VERANDA (LEVEL 02) / 31.4m<sup>2</sup>

### LEVEL 02:

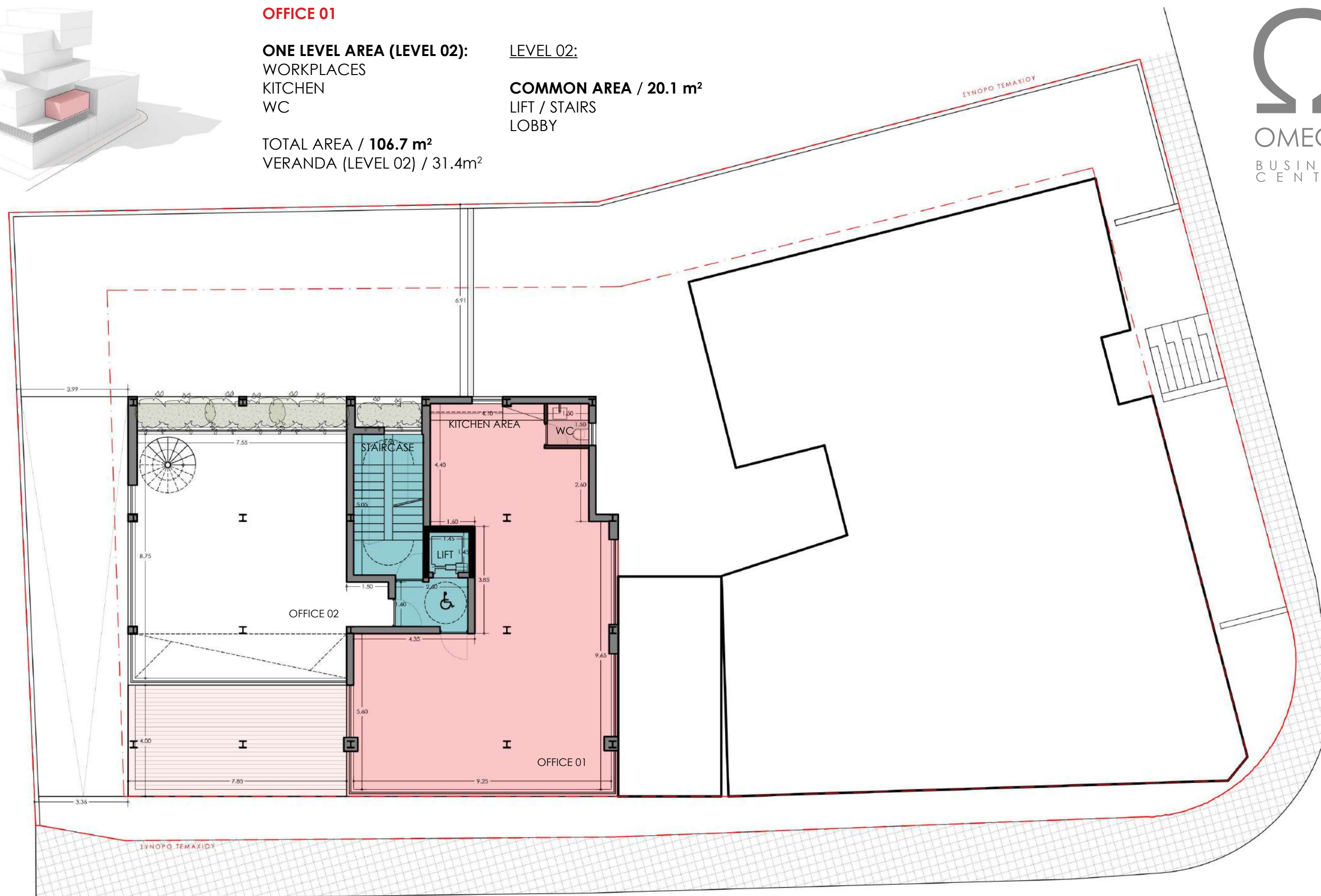
**COMMON AREA / 20.1 m<sup>2</sup>**

LIFT / STAIRS  
LOBBY



OMEGA

BUSINESS  
CENTER



CK ARCHISTUDIO

CHRISTOS KLITOU STUDIO OF ARCHITECTURE & DESIGN

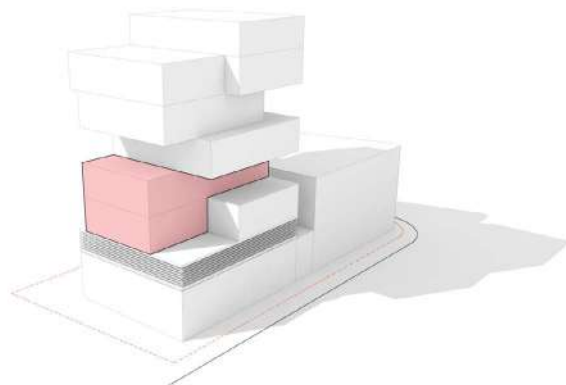
0 1 2 5m











## OFFICE 02

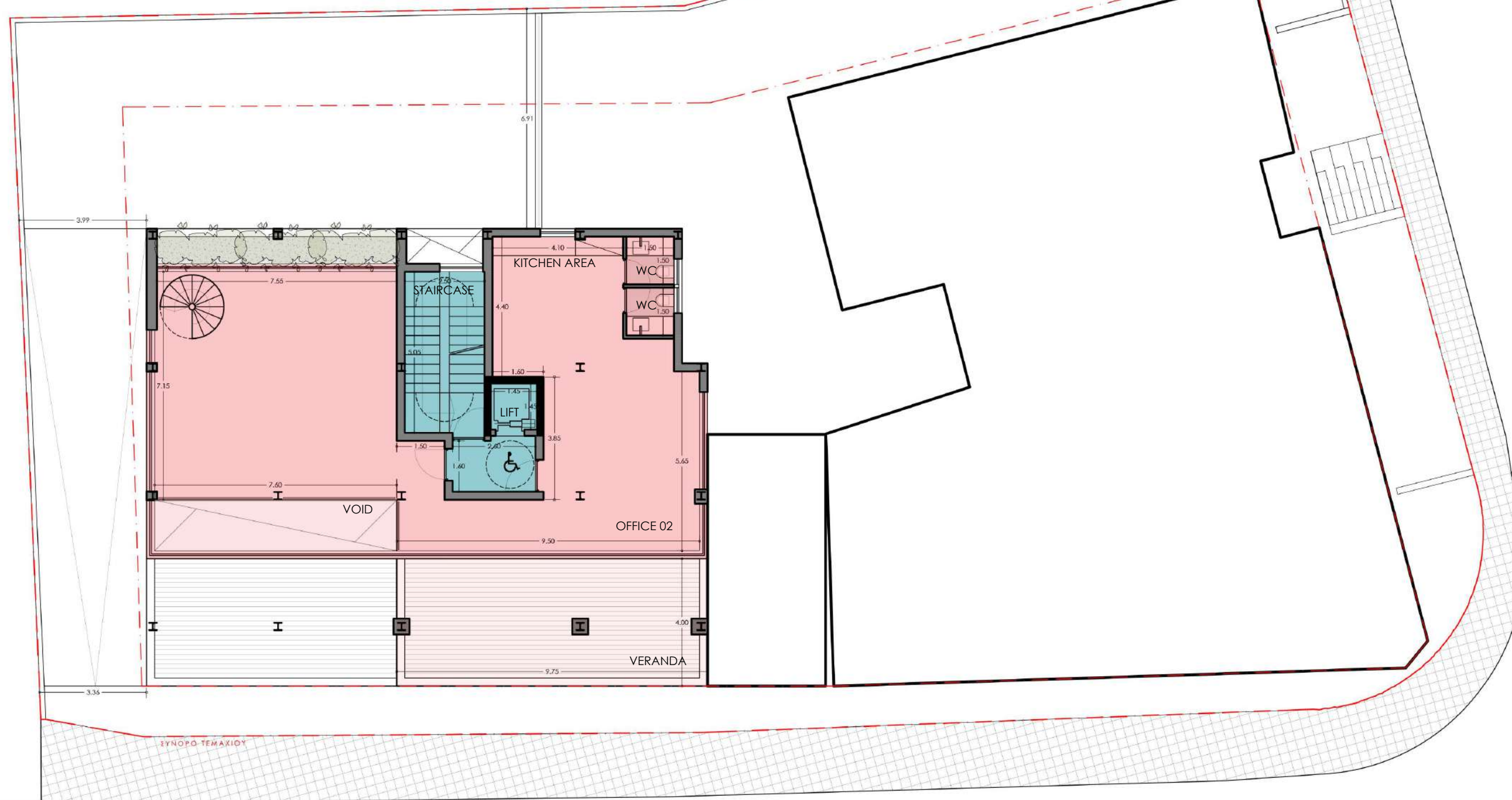
### UPPER LEVEL (LEVEL 03):

AREA / 129.8 m<sup>2</sup>  
WORKPLACES  
KITCHEN  
WC

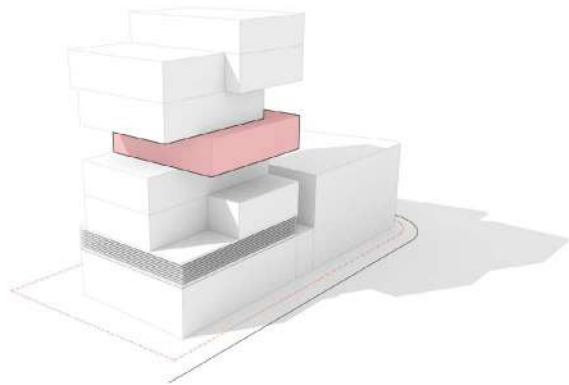
TOTAL AREA / **206.3 m<sup>2</sup>**  
VERANDA (LEVEL 03) / 39 m<sup>2</sup>

### LEVEL 03:

**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY







## OFFICE 03

### ONE LEVEL AREA (LEVEL 04):

WORKPLACES  
KITCHEN  
WC

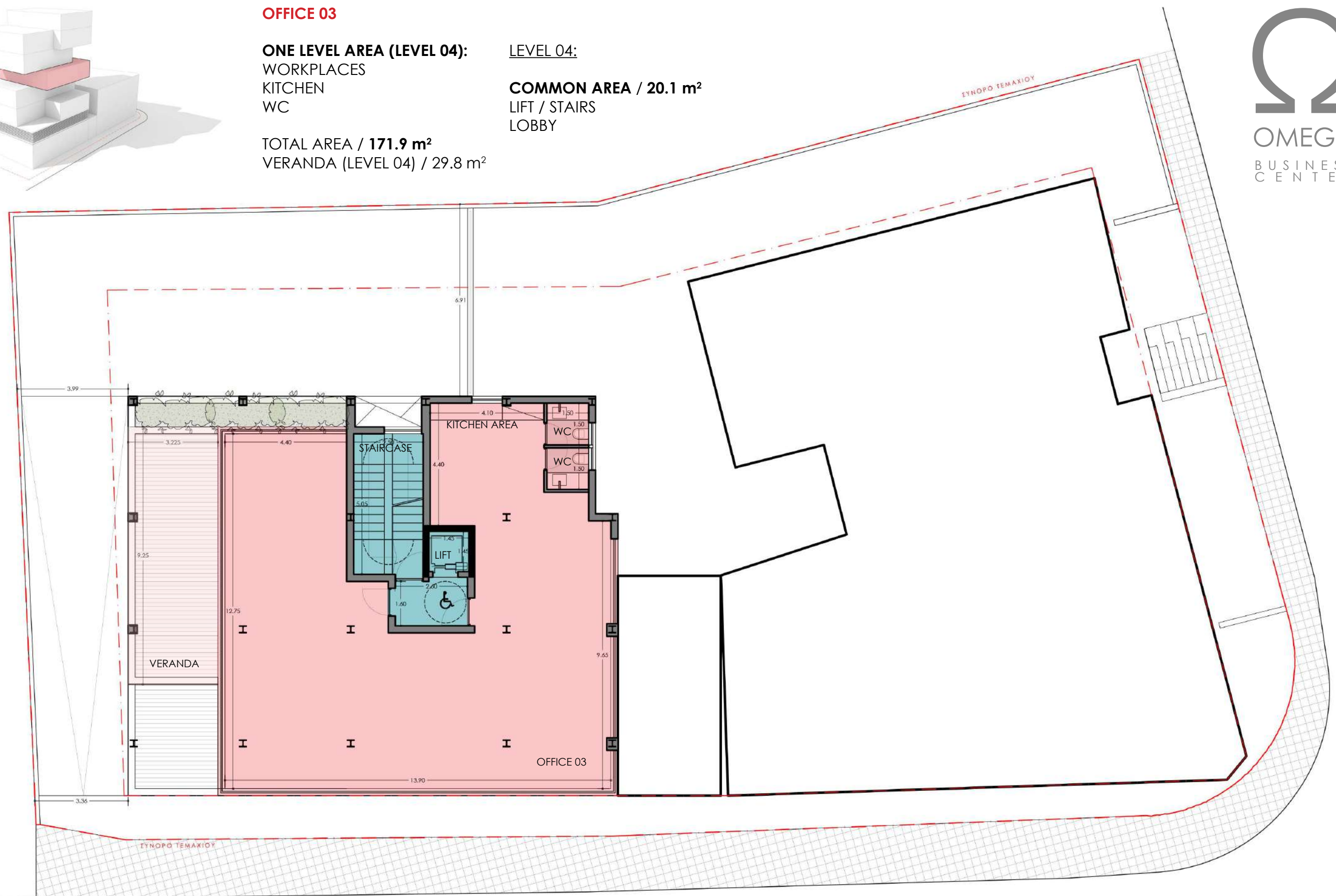
TOTAL AREA / **171.9 m<sup>2</sup>**

VERANDA (LEVEL 04) / 29.8 m<sup>2</sup>

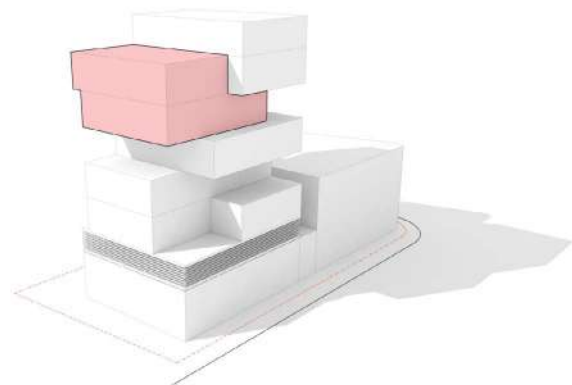
### LEVEL 04:

**COMMON AREA / 20.1 m<sup>2</sup>**

LIFT / STAIRS  
LOBBY





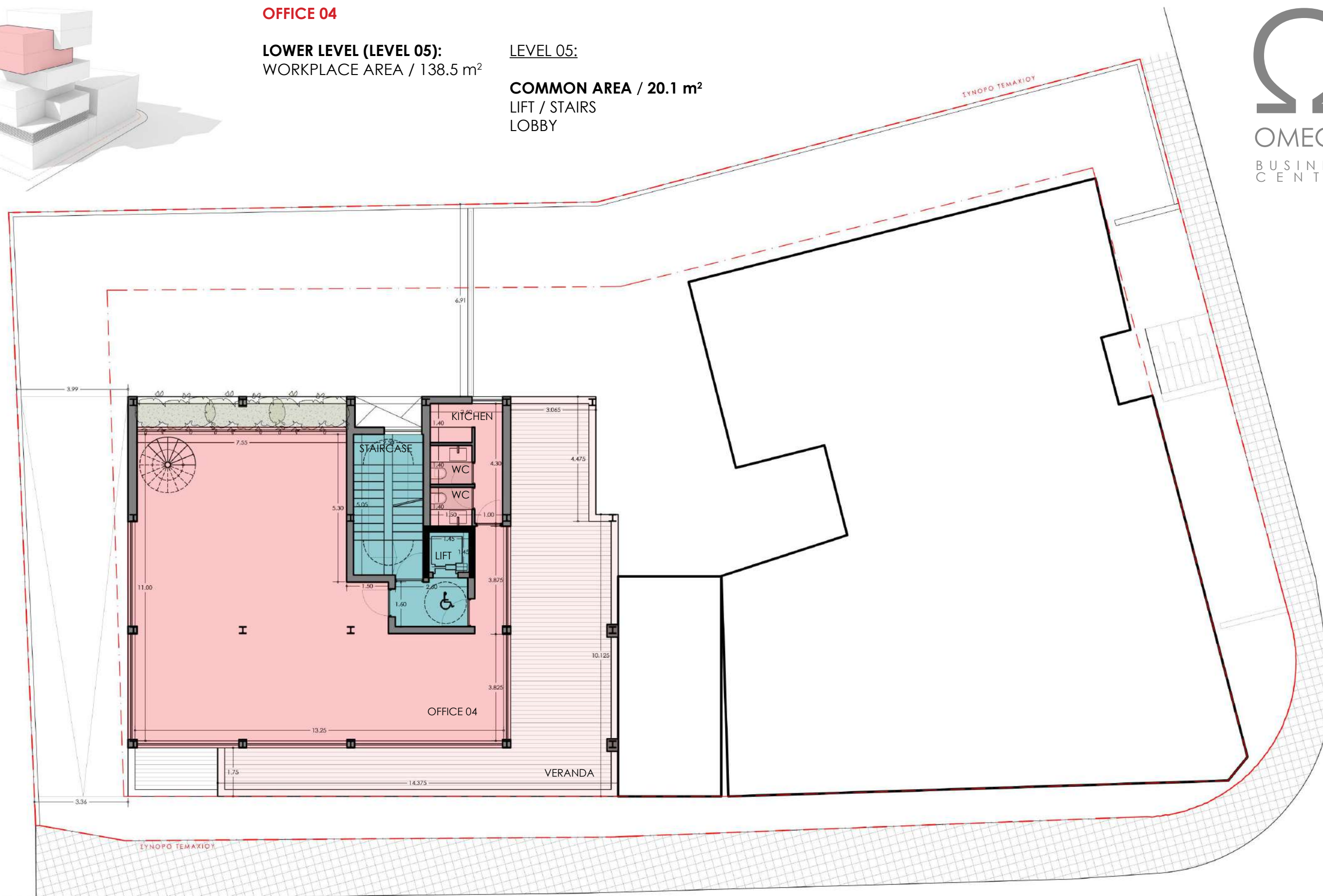


## OFFICE 04

**LOWER LEVEL (LEVEL 05):**  
WORKPLACE AREA / 138.5 m<sup>2</sup>

**LEVEL 05:**

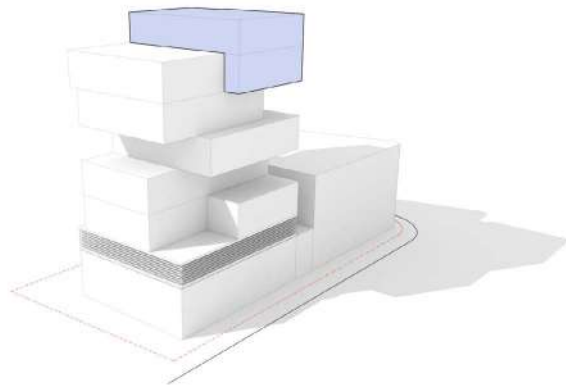
**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY











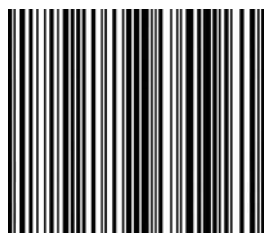
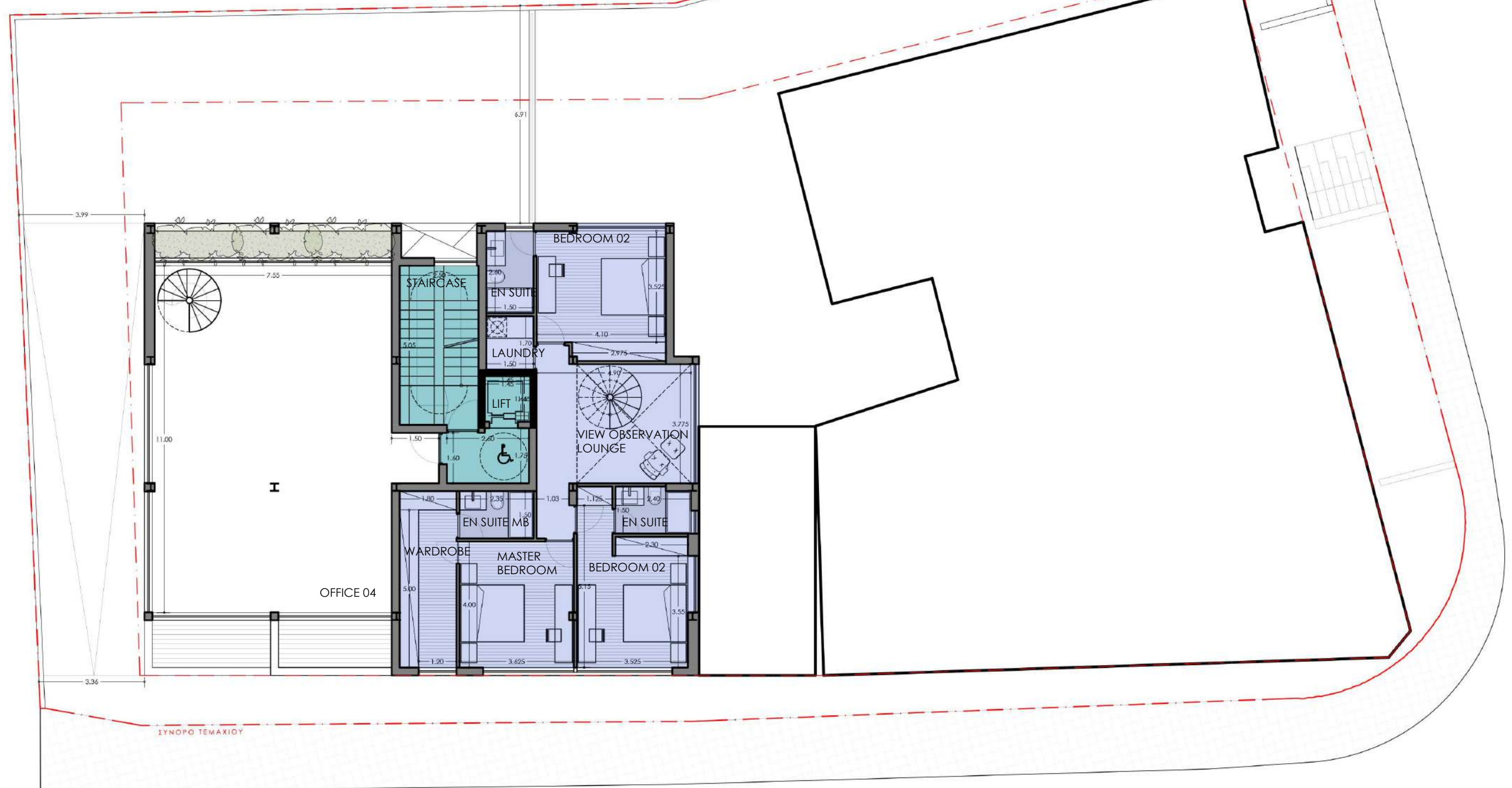
## DUPLEX RESIDENCE

### LOWER LEVEL (LEVEL 06):

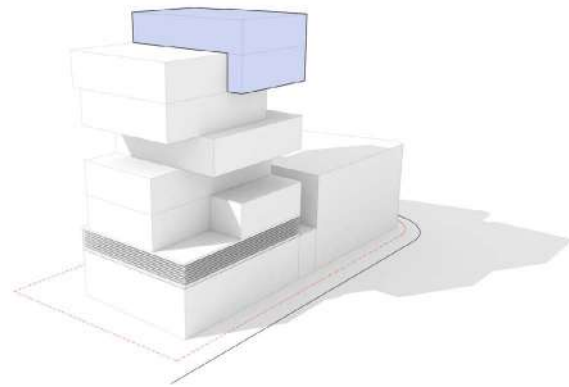
AREA / 106.4 m<sup>2</sup>  
 MASTER BEDROOM / EN SUITE /  
 WALK IN WARDROPE  
 2 BEDROOMS / EN SUITE  
 VIEW OBSERVATION LOUNGE  
 LAUNDRY ROOM

### LEVEL 07:

**COMMON AREA / 20.1 m<sup>2</sup>**  
 LIFT / STAIRS  
 LOBBY







## DUPLEX RESIDENCE

### UPPER LEVEL (LEVEL 07):

AREA / 100.4 m<sup>2</sup>

ENTRANCE

KITCHEN

DINING AREA

LIVING AREA

QUEST'S WC

TOTAL AREA / 206.8 m<sup>2</sup>

### OUTDOOR AREAS (LEVEL 07):

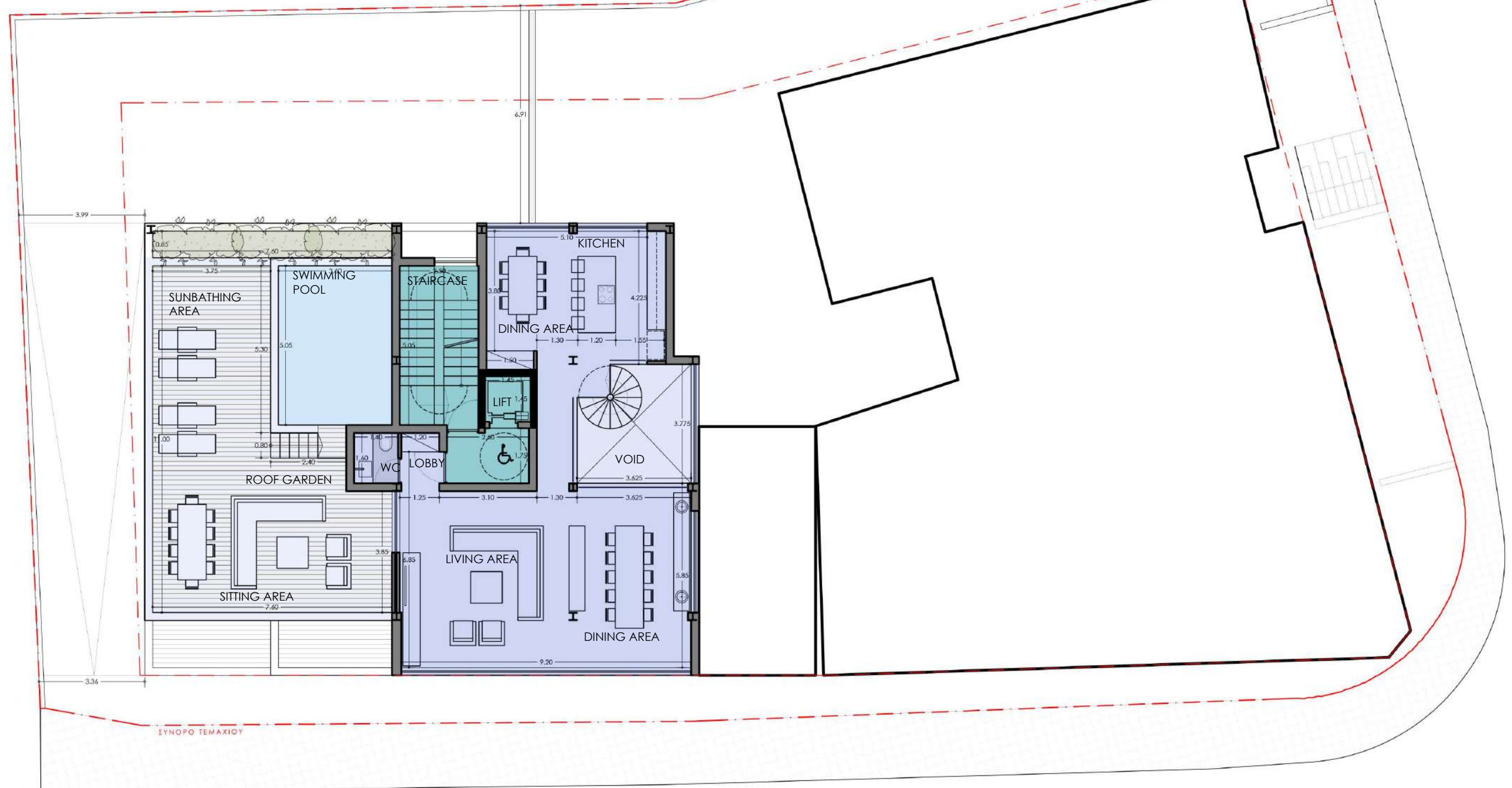
AREA / 87.2 m<sup>2</sup>

PERGOLA

SWIMMING POOL

SUNBATHING AREA

SITTING AREA





An Overall Surface of 1,289.6 m<sup>2</sup>

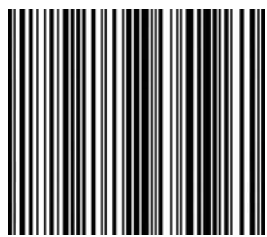
**Office** Area: 715.5 m<sup>2</sup>

**Residential** Area: 206.8 m<sup>2</sup>

Circulation Area: 172 m<sup>2</sup>

Mechanical Area: 195.3 m<sup>2</sup>

Outdoor Area: 257.9 m<sup>2</sup>



#### OFFICE 01

**ONE LEVEL AREA (LEVEL 02):**  
WORKPLACES  
KITCHEN  
WC

TOTAL AREA / 106.7 m<sup>2</sup>  
VERANDA (LEVEL 02) / 31.4m<sup>2</sup>

#### OFFICE 02

**LOWER LEVEL (LEVEL 02):**  
WORKPLACE AREA / 76.5 m<sup>2</sup>

**UPPER LEVEL (LEVEL 03):**  
AREA / 129.8 m<sup>2</sup>  
WORKPLACES  
KITCHEN  
WC

TOTAL AREA / 206.3 m<sup>2</sup>  
VERANDA (LEVEL 03) / 39 m<sup>2</sup>

#### LEVEL 03:

**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY

#### LEVEL 04:

**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY

#### OFFICE 03

**ONE LEVEL AREA (LEVEL 04):**  
WORKPLACES  
KITCHEN  
WC

TOTAL AREA / 171.9 m<sup>2</sup>  
VERANDA (LEVEL 04) / 29.8 m<sup>2</sup>

#### LEVEL 05:

**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY

#### OFFICE 04

**LOWER LEVEL (LEVEL 05):**  
WORKPLACE AREA / 138.5 m<sup>2</sup>

**UPPER LEVEL (LEVEL 06):**  
AREA / 92.1 m<sup>2</sup>  
WORKPLACES  
KITCHEN  
WC

TOTAL AREA / 230.6 m<sup>2</sup>  
VERANDA (LEVEL 05) / 70.5 m<sup>2</sup>

#### LEVEL 06:

**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY

#### DUPLEX RESIDENCE

**LOWER LEVEL (LEVEL 06):**  
AREA / 106.4 m<sup>2</sup>  
MASTER BEDROOM / EN SUITE /  
WALK IN WARDROPE  
2 BEDROOMS / EN SUITE  
VIEW OBSERVATION LOUNGE  
LAUNDRY ROOM

**UPPER LEVEL (LEVEL 07):**  
AREA / 100.4 m<sup>2</sup>  
ENTRANCE  
KITCHEN  
DINING AREA  
LIVING AREA  
QUEST'S WC

**OUTDOOR AREAS (LEVEL 07):**  
AREA / 87.2 m<sup>2</sup>  
PERGOLA  
SWIMMING POOL  
SUNBATHING AREA  
SITTING AREA

TOTAL AREA / 206.8 m<sup>2</sup>

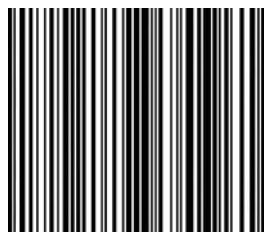
#### LEVEL 07:

**COMMON AREA / 20.1 m<sup>2</sup>**  
LIFT / STAIRS  
LOBBY





A PROJECT DESIGNED BY:



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