



## ***The Company***

*Nicosia Tower Apartments is a prestigious project inspired and created by General Constructions Company.*

*Well known in the building industry, with initials GCC, for more than sixty years, GCC is involved in the construction of quality buildings and civil engineering works in Cyprus as well as overseas.*

## ***Location***

*Nicosia Tower Apartments is a unique project.*

*The site is on Salamis-Stasinou Avenue, the street that runs parallel to the medieval walls of Nicosia and connects Famagusta Gate with Eleftheria Square. It is only five minutes from Famagusta Gate, the East entrance of the walled city. Today Famagusta Gate is a cultural center for the city.*

*Fifteen minutes walk and you find yourself in Ledras Street, the pedestrian, busy shopping center of the city, or in Makarios Avenue, the new exclusive commercial area of Nicosia out of the walls.*

## ***The project***

*Nicosia Tower Apartments is a landmark of the city of Nicosia.*

*Designed by one of the most famous Cypriot architects, Neoptolemos Michaelides, and declared a listed building of the modern movement. Redesignated by architects Ierides & Michael.*

*Guided by General Construction Company to create a unique elite piece of architecture. On every one of the eight floors there is one elegant apartment. You enter the apartment from the private north lobby, to the spacious living areas or to the service areas through a second entrance. Each apartment is designed with the master bed room along the East side of the plan with a walk in wardrobe, and en suite bathroom.*

*The design of one apartment on every floor, offers an elite home. With unobstructed views to all the way around, especially to the walled city of Nicosia.*

*Passive solar systems, double glazing covered verandas and mosaic shading offer what we call comfort in the house. Advanced electronic lighting and sound systems are also part of the design.*

*On the raised ground floor there is one shop with auxiliary space at mezzanine level.*

*A second shop – is located at lower ground level.*

*At this level there is also the covered parking for every apartment. Spacious storage is provided at the basement. The concrete structure of the building with wide spans and reinforced to the seismic demands is another positive element of the project.*

*Kyriacos Avraamides  
Director*

# 01



NICOSIA TOWER  
APARTMENTS



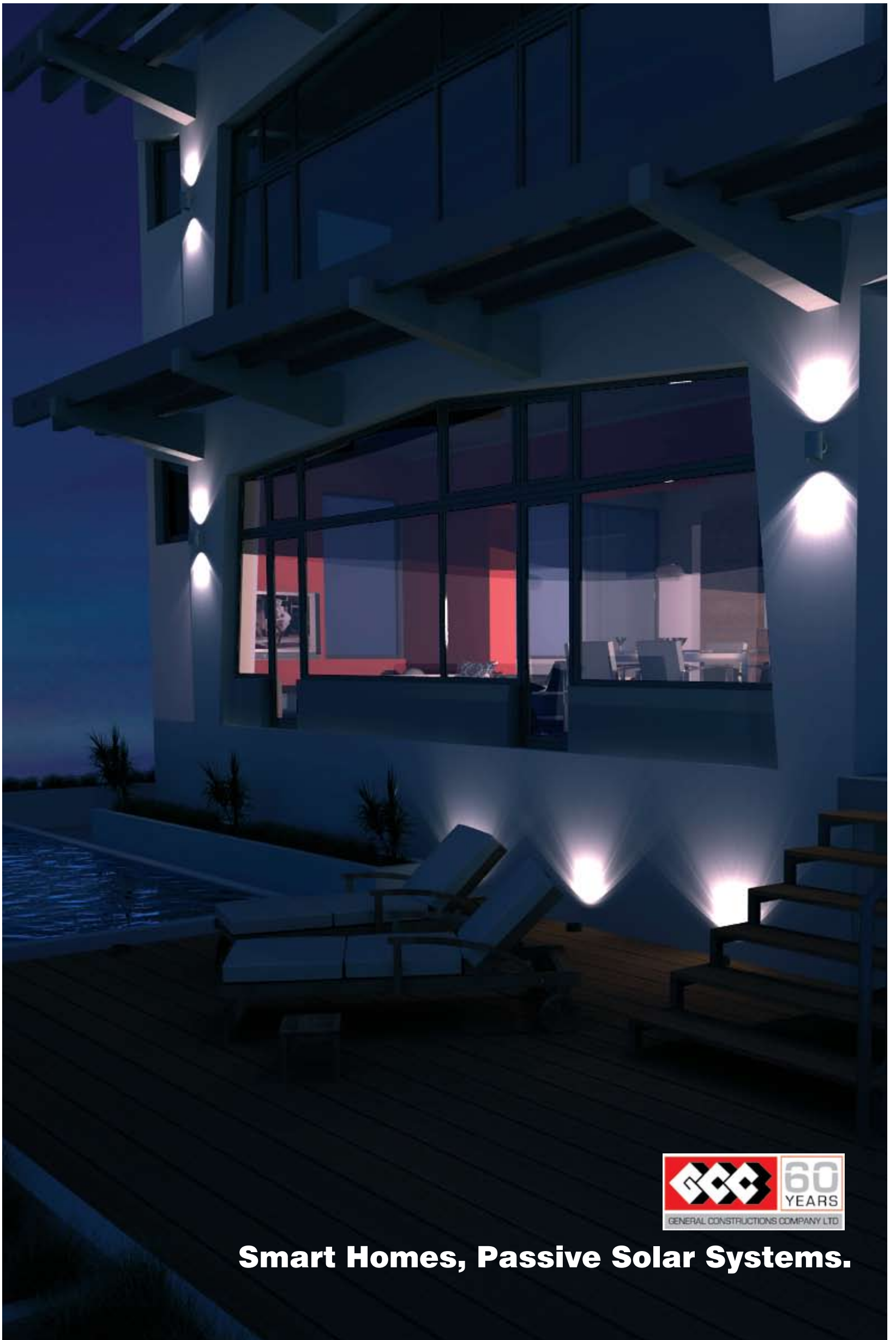
## WEST ELEVATION

- a unique tower / landmark for the city
- glazed elevation – double special glazing
- panoramic view of the walled city
- solar & sound protective elements
- elegant mosaic stair from ground to top level



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in the heart of Nicosia...*

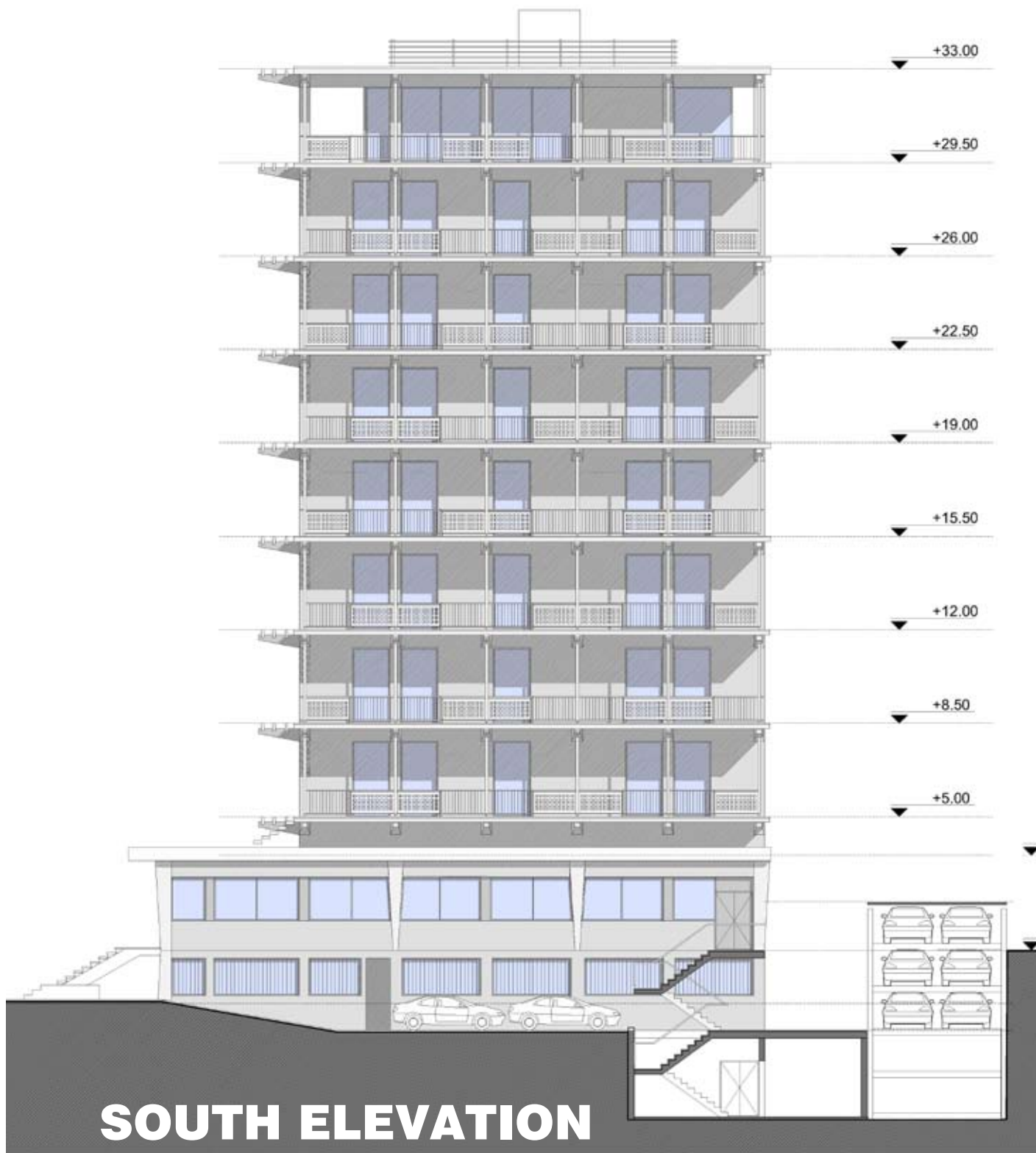
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**Smart Homes, Passive Solar Systems.**



**A landmark of the city of Nicosia**



## SOUTH ELEVATION

- recessed glass elevation
- shaded, covered veranda
- unobstructed view of the city

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main area 167,70m<sup>2</sup> / verandas 60,10m<sup>2</sup> / basement storage 12,20m<sup>2</sup> / parking place 13m<sup>2</sup> / **total 408,2m<sup>2</sup>**

## PLAN I / FIRST FLOOR

- plus: big patio with view to the old city
- shallow pool
- "roof garden"



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**Panoramic view of the old city of Nicosia**

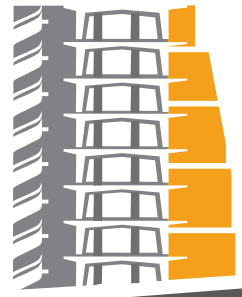


**Spacious interiors**





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NICOSIA TOWER  
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main area 167,70m<sup>2</sup>/ verandas 60,10m<sup>2</sup>/ basement storage 13,00m<sup>2</sup> / parking place 12m<sup>2</sup>/ **total 252,8m<sup>2</sup>**

## PLAN II / SECOND TO SEVENTH FLOOR

- one exclusive apartment on each floor
- passive solar systems
- modern design
- contemporary materials
- smart home



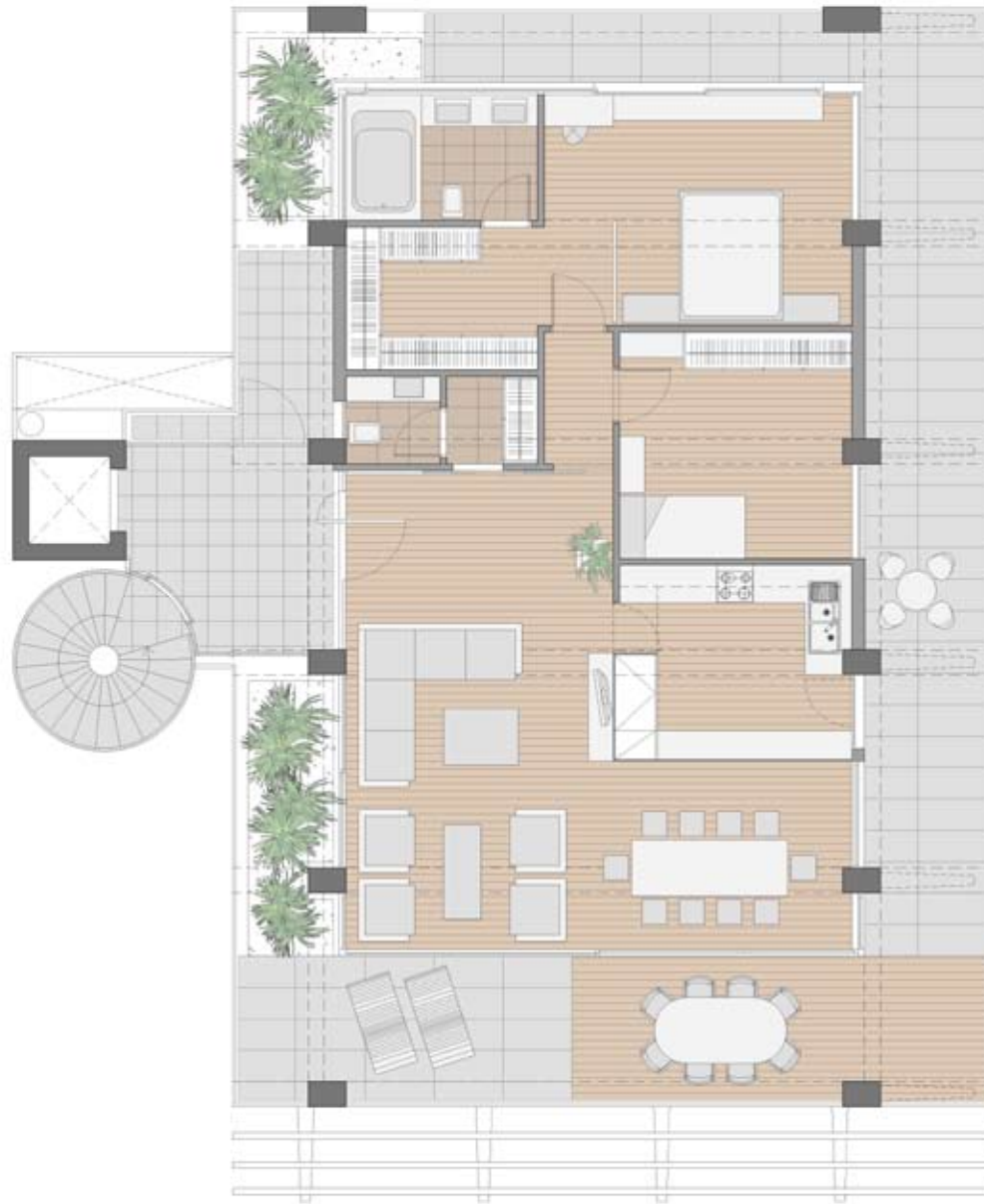
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main area 119,65m<sup>2</sup> / verandas 108,25m<sup>2</sup> / basement storage 16,60m<sup>2</sup> / parking place 12m<sup>2</sup>/ **total 256,5m<sup>2</sup>**

## PLAN III / EIGHTH FLOOR

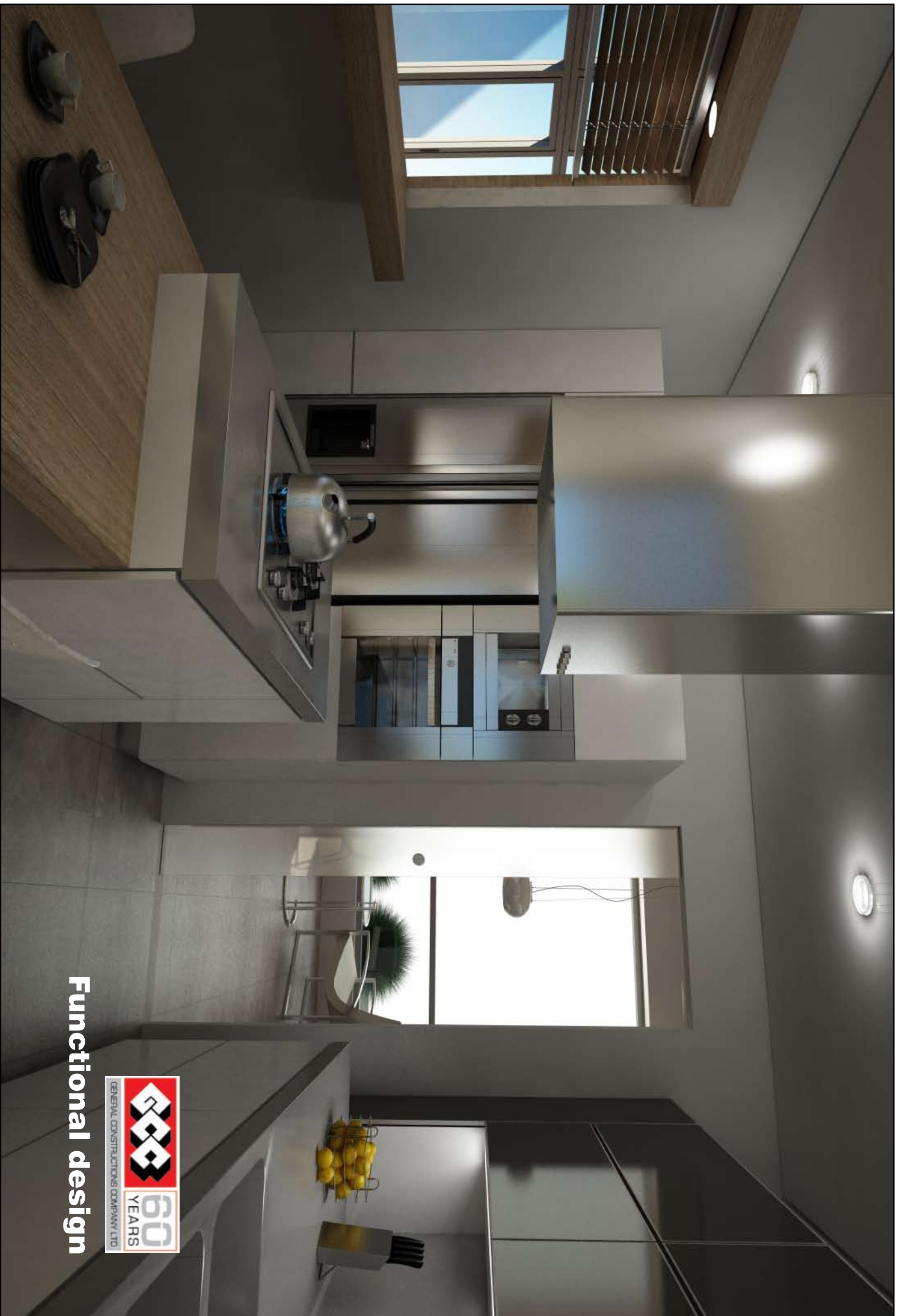
- penthouse
- unobstructed view of the city from 30 meters
- above street level



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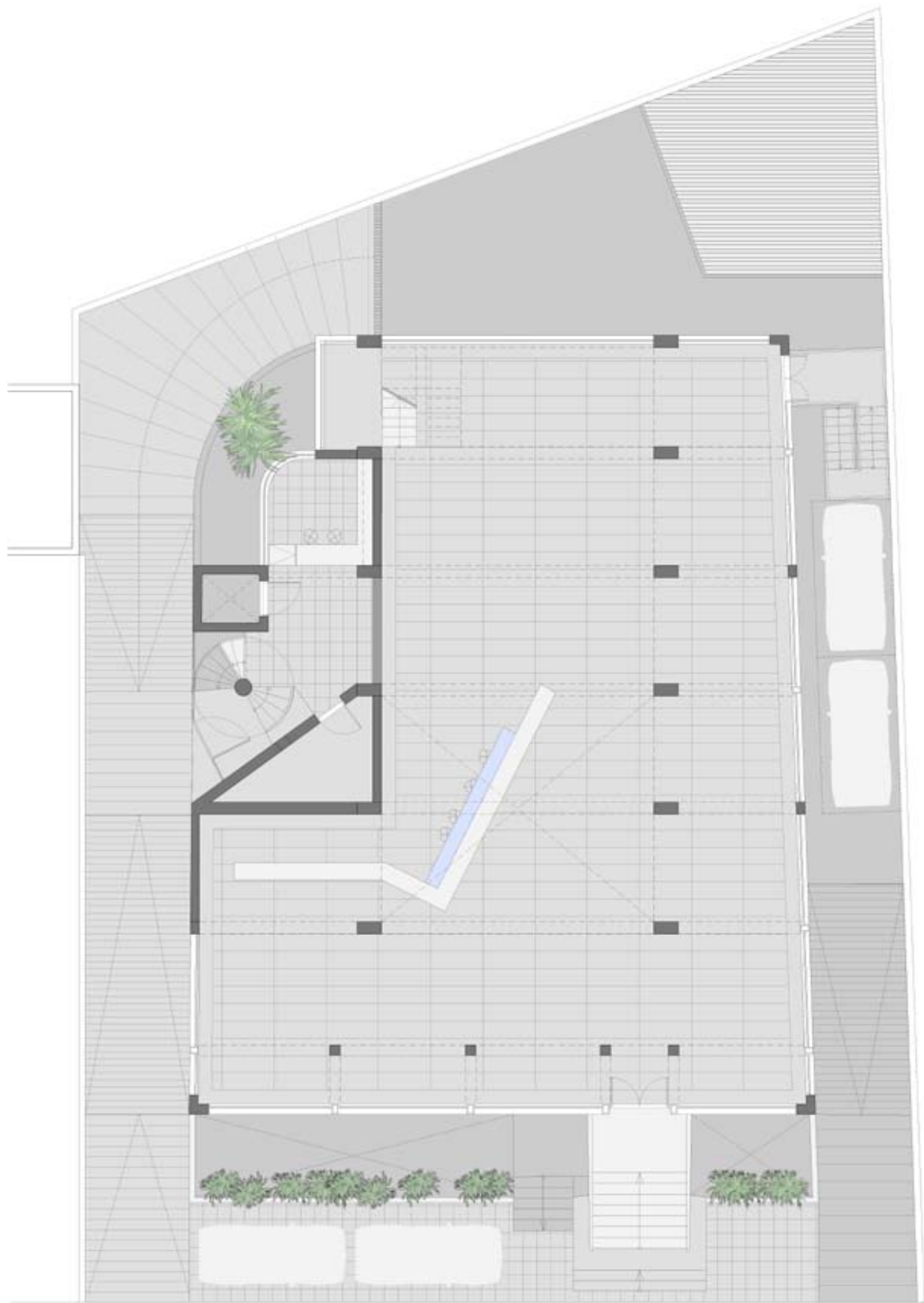


**Functional design**



**A little bit of luxury**





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NICOSIA TOWER  
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main area 323,60m<sup>2</sup> / mezzanine 83,10m<sup>2</sup> / basement storage 101,90 / parking place 24m<sup>2</sup> / **total 543,0m<sup>2</sup>**

## PLAN IV / SHOP

- ground floor shop
- raised from street level
- elegant mosaic steps



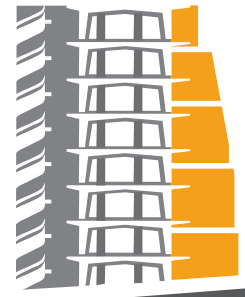
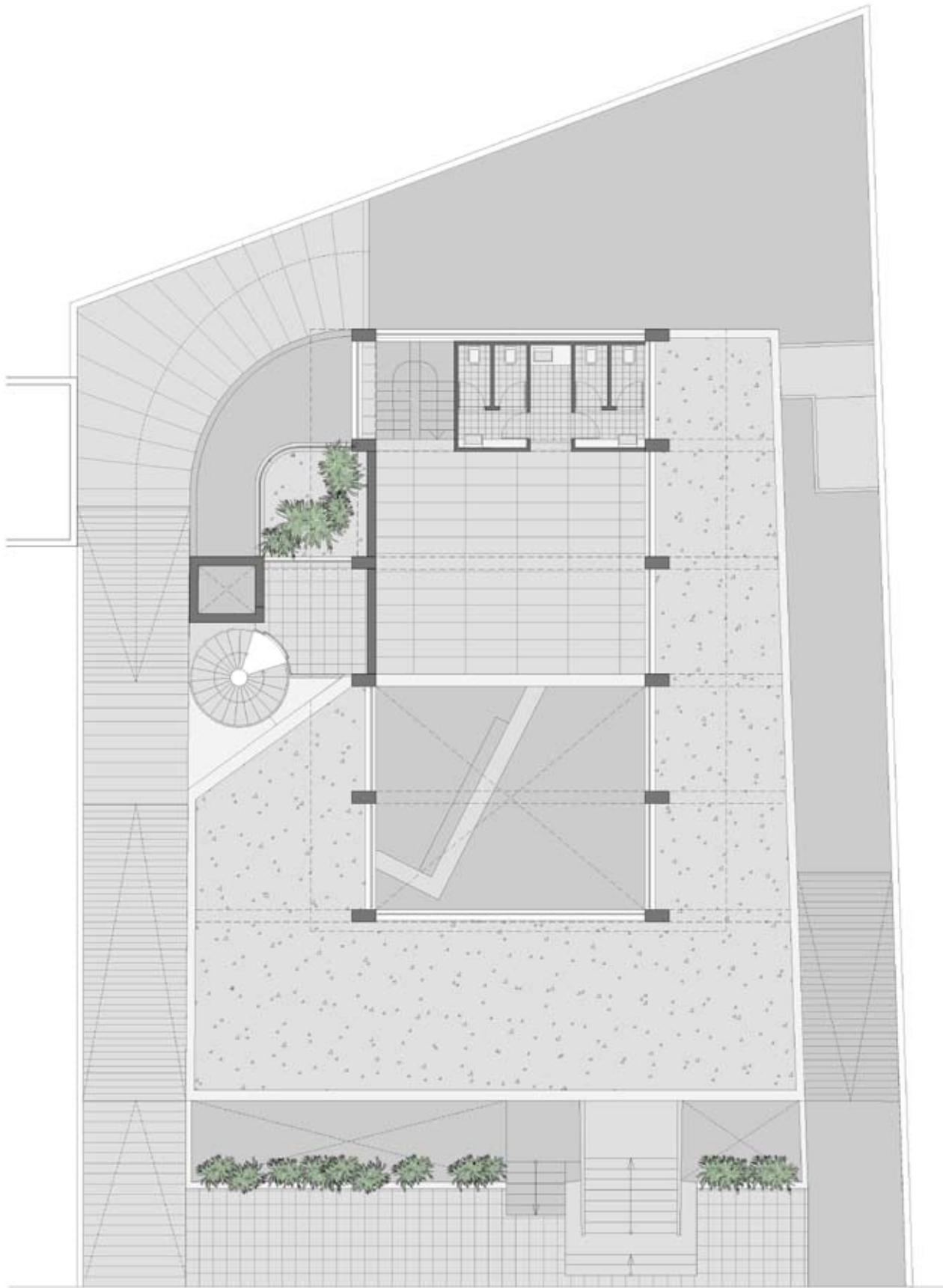
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**comfort**



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## PLAN V / SHOP MEZZANINE



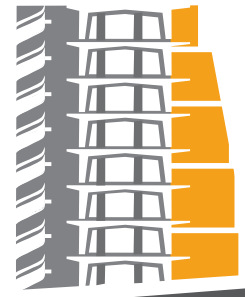
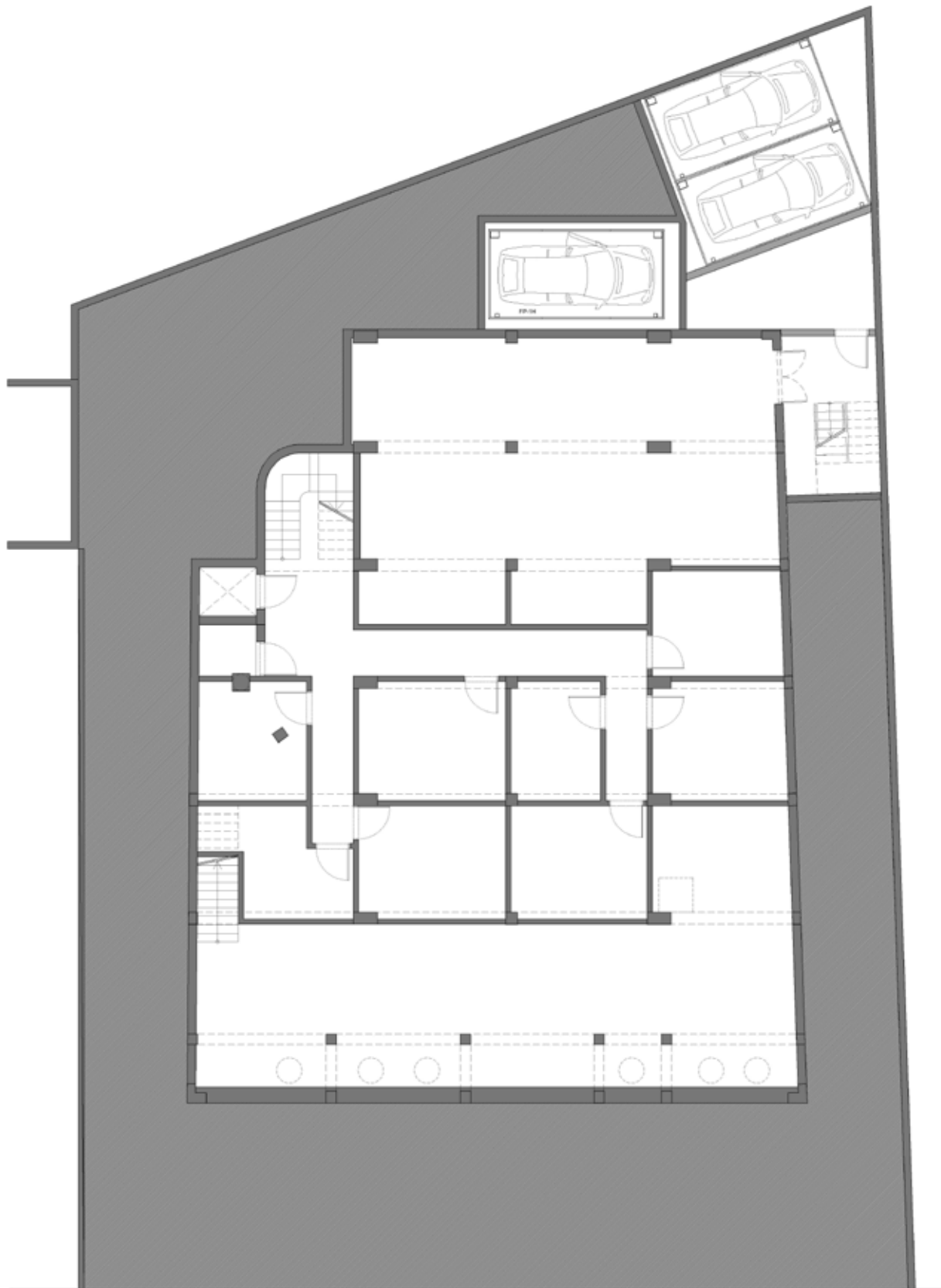
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**Total design**





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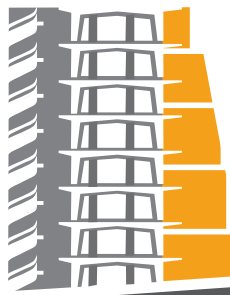
## PLAN VII / BASEMENT II / STORAGE

- dedicated storage space for every apartment
- big storage for shops
- mechanical parking

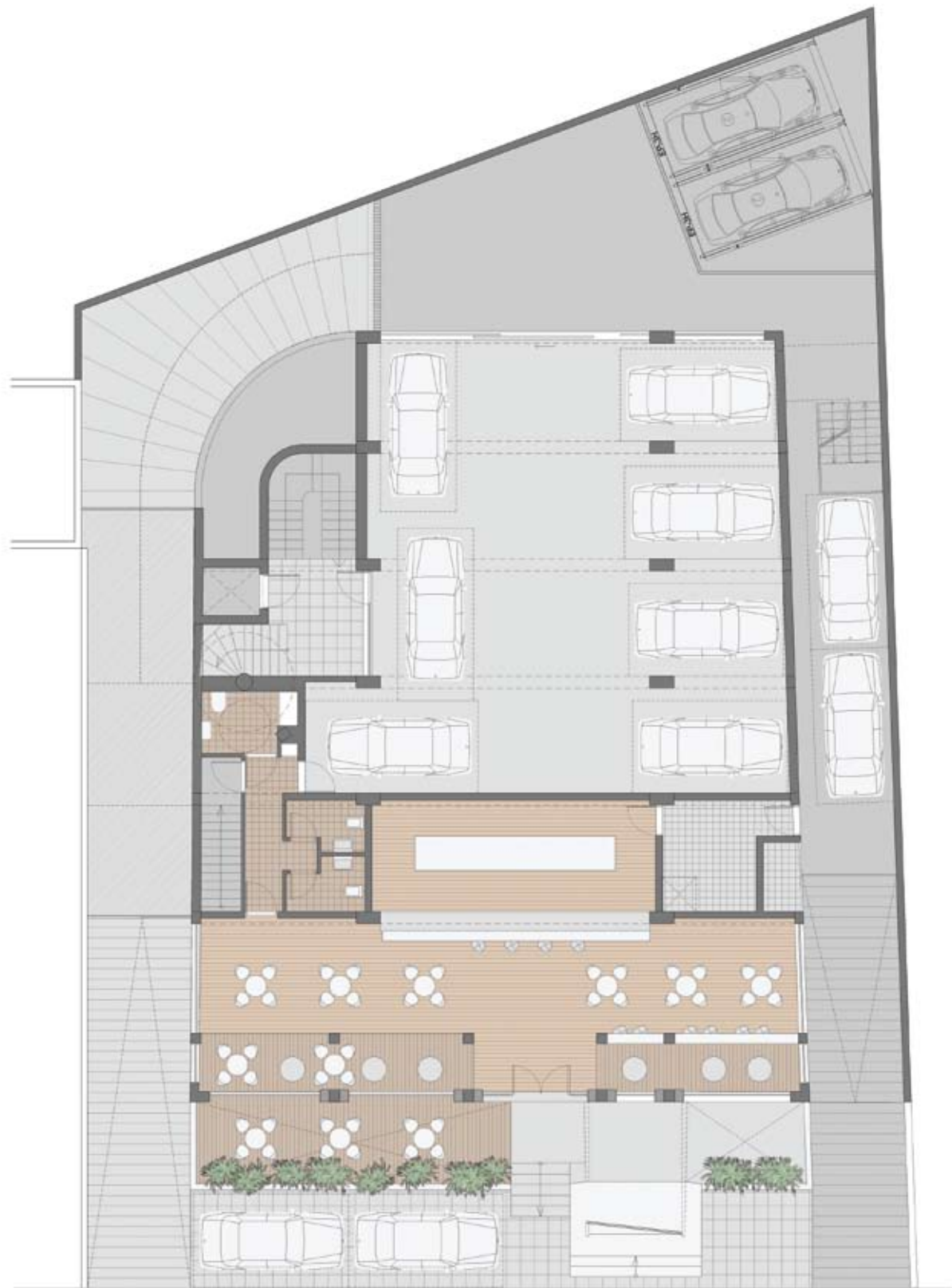


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main area 152,40m<sup>2</sup> / basement storage 123,00m<sup>2</sup> / parking place 24m<sup>2</sup> / **total 344,1m<sup>2</sup>**

## PLAN VI / BASEMENT I / SHOP II / PARKING AREA

- shop ii lower than street level
- easy access
- covered parking for every apartment



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## BUILDING SPECIFICATIONS FOR APARTMENT BUILDING “NICOSIA TOWER APARTMENTS” SALAMIS-STASINOS AVENUE, NICOSIA

### 1.FOUNDATIONS AND FRAME:

Reinforced concrete structure. Steel reinforced concrete construction according to civil engineer's study, with antiseismic upgrading.

### 2.INSULATION:

Water proofing of the roof, balconies and flower basins.  
Thermal and sound insulation of the roof, and in-between floors.

### 3.WALLS:

#### Internal walls

Gypsum board walls 10cm thick, thermally and sound insulated.

#### External walls

"Ytong" type bricks 20cm thick and bricks 25cm thick covered with gypsum board on the internal surface for better heat and sound insulation

### 4.PLASTERING & PAINTING:

#### Ceilings and gypsum board walls

Spatula finish and three coats of emulsion paint.

#### YTONG wall external surfaces

Three coats of plaster and three coats of sandex paint.

### 5.WALL TILING:

#### Kitchen

Corian work- top and sink  
Solid surface (Corian) between the work-top and the wall cabinets.

#### Bathrooms

Designer Ceramic tiles to the height of the ceiling  
Corian and ceramic tiles on tops of the bathtub and basin cabinets

### 6.FLOOR FINISHES:

#### Kitchen - Living - Dining

Marble tiles.

#### Bedrooms – Walk in closets.

Solid wood parquet.

#### Bathrooms

Designer Ceramic tiles.

#### Balconies

Marble tiles.

### 7.CEILING FINISHES

All ceilings covered with gypsum board on the internal surface for better thermal and sound insulation.  
Recessed Lighting fittings.

### 8.ALUMINUM SLIDINGS:

#### Windows and external doors

Natural colour anodised, high quality aluminium frames with thermal profiles, and thermally insulated double glazing window panels for better thermal and sound insulation.

#### External sun shading

Electrically operated aluminium (Venetian) blinds.

### 9.DOORS:

#### Apartment entrance

Steel door frame covered with solid wood, with high fire resistance and security lock.

#### Internal doors

Swedish wood door frames and lacquered finished door leaves.

#### Ironmongery

High quality handles, locks and swivel mechanisms.

### 10.WARDROBES - CUPBOARDS:

#### Bedrooms:

Italian origin melamine wardrobes (including shelves, hangers and drawers) with all the necessary compartment mechanisms.

#### Bathrooms

Italian origin melamine basin cabinets (including shelves) with all the necessary compartment mechanisms

### 11.KITCHEN:

Kitchen cabinets of Italian origin with all the necessary compartment mechanisms. High quality water fixture.  
Designer kitchen fittings.

### 12.SANITARY FIXTURES:

High quality designer bathroom fixtures and fittings.

### 13.ELECTRICAL INSTALLATION:

According to the 16th Edition of IEE and Electricity Authority of Cyprus regulations.

#### TV points:

In the Living room, all bedrooms, and balconies. T.V. set installed in master bathroom. Installation of central TV system covering all local stations as well as satellite receivers in each apartment.

#### Telephone points:

Wired high speed network for simultaneous use of telephone and personal computer, capable of high speed internet connections, in the living room, kitchen and all bedrooms.

Provision for individual PABX in each apartment.

#### Entrance Videophone:

Installation of entrance videophone system for control of entry into building.

#### Sound System:

Provision for home cinema installation in the living room.

#### Electric Power appliances:

Supply points for clothes washer/dryer, dish-washer, refrigerator, electrical oven, hob and extractor.

Electric power supply outlets installed in all rooms.

Electric power supply points for curtains and shutters.

#### Security Systems:

Installation of fire detection and burglar alarm systems equipped with movement and smoke/ heat detectors covering the whole building as well as CCTV cameras monitored from the reception covering the entrance and basement.

#### Lighting:

Light fittings installed in all common areas and lighting points in all apartments.  
Lighting control through switches and sensors in common areas and smart home lighting control system in all living areas.

### 14.MECHANICAL INSTALLATION:

#### Air conditioning:

Independent central air conditioning system for each apartment covering all spaces consisting of chiller / heatpump and Fan-Coil Units based on the supervising mechanical engineer's study.

#### Heating:

Independent central hydraulic underfloor heating for all spaces utilising the chiller/ heatpump based on the supervising mechanical engineer's study.

### 15.PLUMBING INSTALLATION:

Reliable pipe-in-pipe plumbing installation.

#### Solar Panels:

Independent solar panels for each apartment, for hot water, with hot water return system.

#### Water tank:

Water supplied to kitchen, bathroom, laundry and balconies.

#### Pressurized water system:

Independent pressurised water system for each apartment.

#### Water filter:

Provision for the installation of water filter in the kitchen.

### 16.COMMUNAL SPACES:

#### Elevator:

'Machine roomless' elevator with 8 person cabin.

#### Car Port:

One car port for each apartment.

#### Storage room:

One storage room, with electricity outlet and light fixture, for each apartment.

#### Lobby:

Modern design according to architectural plans. Marble floor and wall panel cladding in certain wall spaces.

#### Main entrances:

Specially designed fireproof wooden door. Magnetic lock with keypad entry.

#### Doors:

Aluminium doors in all auxiliary areas, with ventilation.

#### Lighting:

Light fixtures with motion sensors in all communal areas.

#### Post Boxes:

One post box for every apartment.

#### Gates:

Automatic gates with remote control access to the car port.

#### Fire detection System:

Installation of the fire detection system in all communal areas.

#### Waste bins:

Communal waste bin provided.

#### Roof Garden:

Exclusive use of the roof of the ground floor as private roof garden for first floor apartment with shallow pool of the first floor, with provision for hot/cold water access, for electricity outlets, for light fixtures and TV point (for specific apartments).

