



# WALL STREET

Business center



PROJECT BY 5 QUEENS

# PROJECT DESCRIPTION



The Wall Street Business Center is a state-of-the-art building with a stunning design and magnificent, spacious offices. Perfectly planned internal workspaces, comfortable meeting rooms, two-level parking and an impressive entrance group create a perfect business atmosphere. With a high-status location, this is a full-value platform for the international business development.

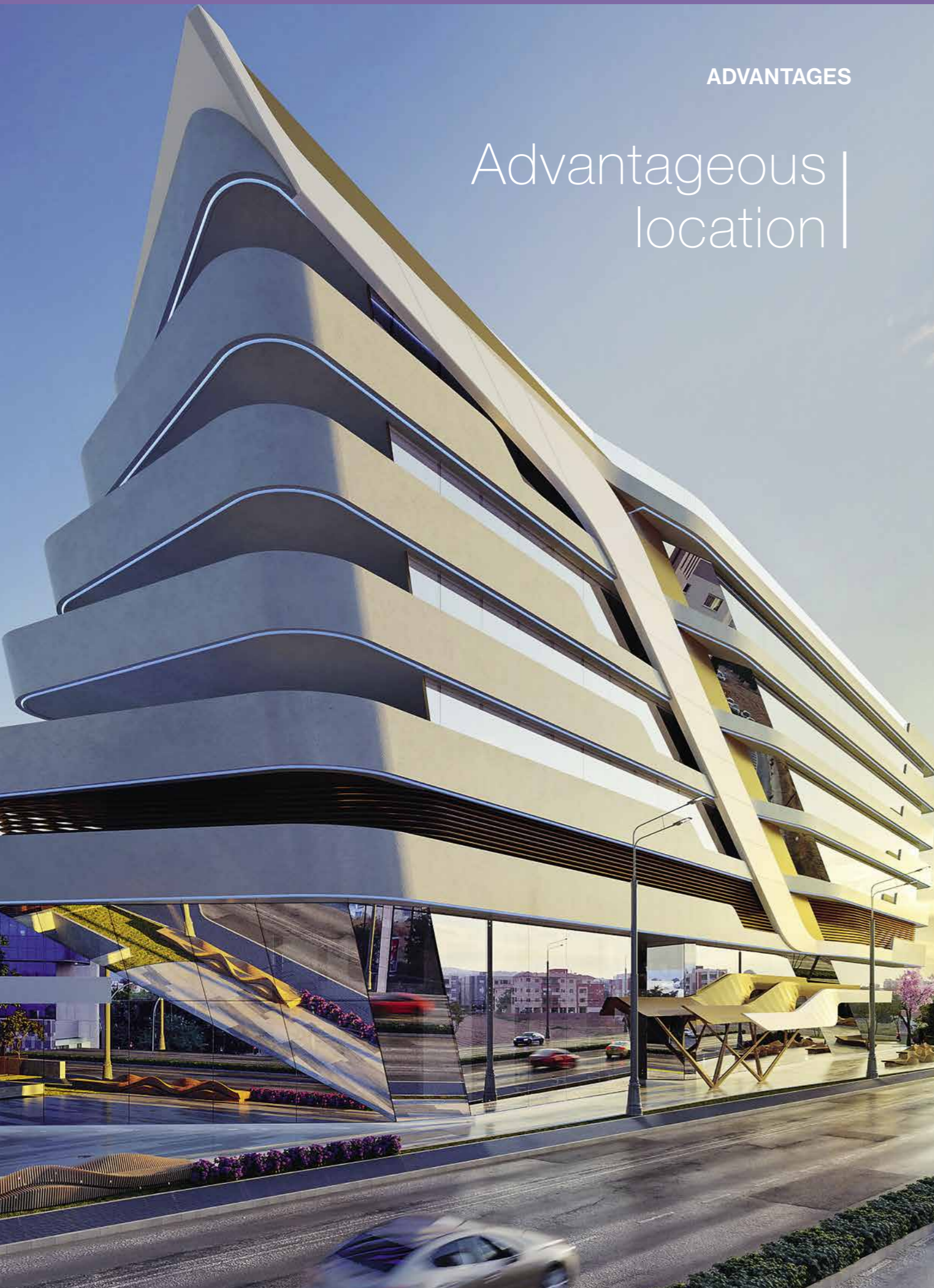
- 7 floors
- Total project area of 12,250 m<sup>2</sup>
- 2-level underground parking — 3,391 m<sup>2</sup>
- Spacious lobby with custom interior design and ceiling height of more than 7 m
- 4 shops with mezzanines
- 4 office floors with an area of more than 1,000 m<sup>2</sup> each\*
- Clear ceiling height of 3 m
- Usable roof with a garden and a sitting area — Roof Garden
- Mechanical floor, server rooms, and an archive
- Gym and SPA
- Dining room and coffee point (canteen) in each office
- Parking spaces for electric vehicles with a charger
- Bicycle parking for 20 bikes

**The project is based on an understanding of the flexibility of the workspace and adaptability to the changing requirements of buyers and tenants.**

\* Each floor has two staircases and elevator sections and can be divided into 1–3 offices if necessary.

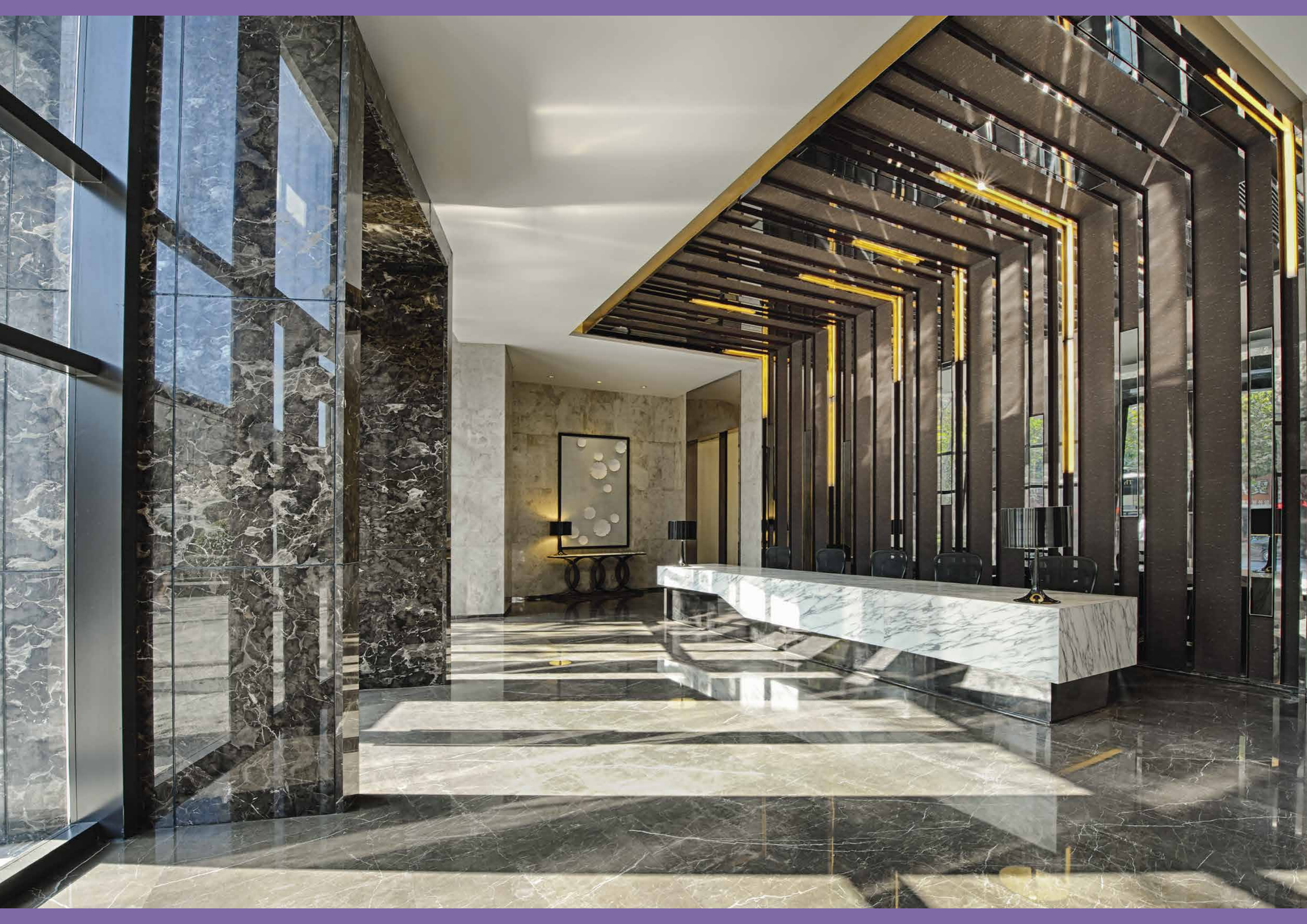
## ADVANTAGES

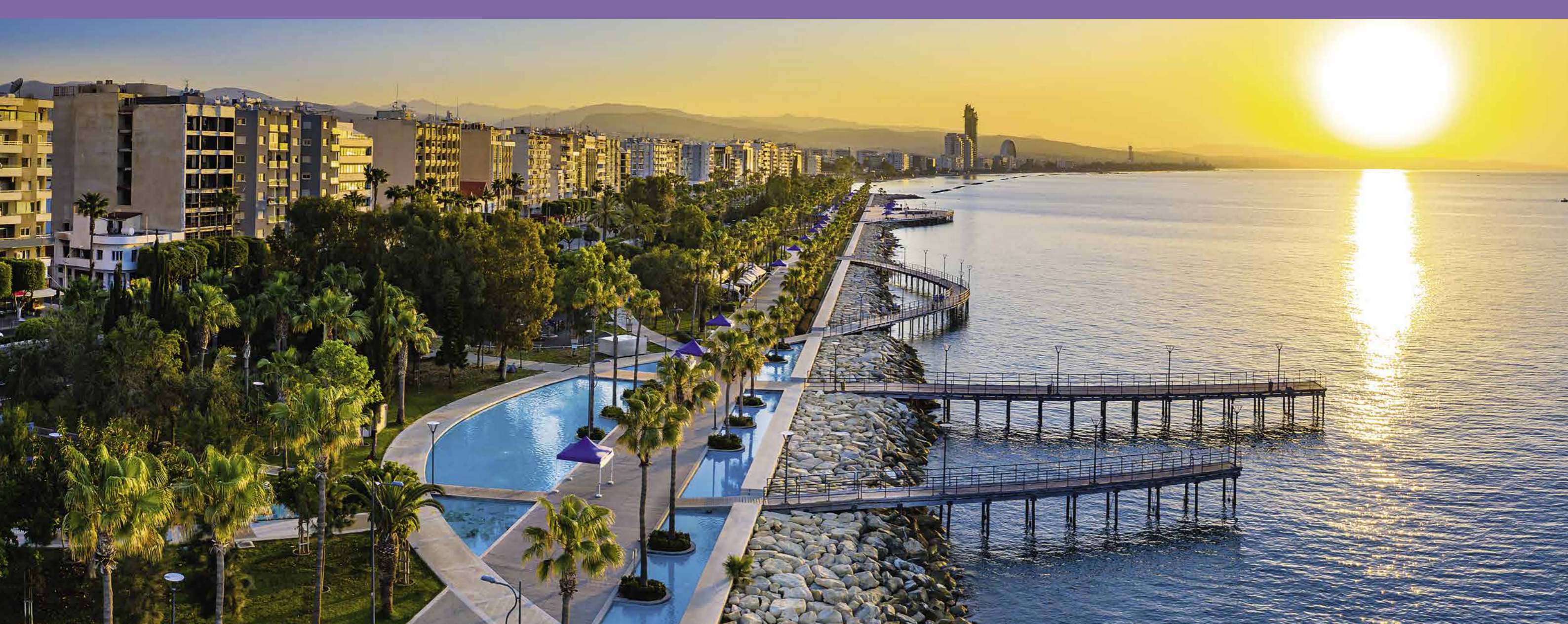
# Advantageous location



## WHY CYPRUS

- Cyprus has been an EU member state since May 1, 2004
- Advantageous location at the intersection of three continents
- Regular air transport with a number of countries
- Corporate tax of 12.5% (the lowest rate among the EU member states) and 2.5% for IT companies
- The preferential Non-Domicile status has been introduced to exempt from paying a number of taxes on income received outside Cyprus
- The VAT rate is reduced from 19% to 5% for the purchase of the first residential real estate in the country
- 0% property tax
- High living, education, and healthcare standards
- A perfect place for investment and doing business
- 335 sunny days a year
- Clean and beautiful sea, mild Mediterranean climate and clean environment
- The lowest crime rate in Europe





## WHY LIMASSOL

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Cosmopolitan Limassol, the second-largest city in Cyprus, successfully combines Mediterranean authenticity, being a prestigious seaside resort with a developed business infrastructure. In addition to picturesque beaches and historical attractions, the banking, legal, and financial sectors are also represented well there.

**Limassol is recognized as the business capital of the island, and is a perfect place to live, relax, and invest.**

## SPYROU KYPRIANOU AVENUE

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- Premium location
- Spyrou Kyprianou Avenue is one of the busiest streets in the prestigious area of downtown Limassol. Many office buildings with representatives of various financial, legal, insurance, and IT companies are concentrated there.
- Significant advantages of location include convenient access, proximity to transport interchanges and the vital urban infrastructure.



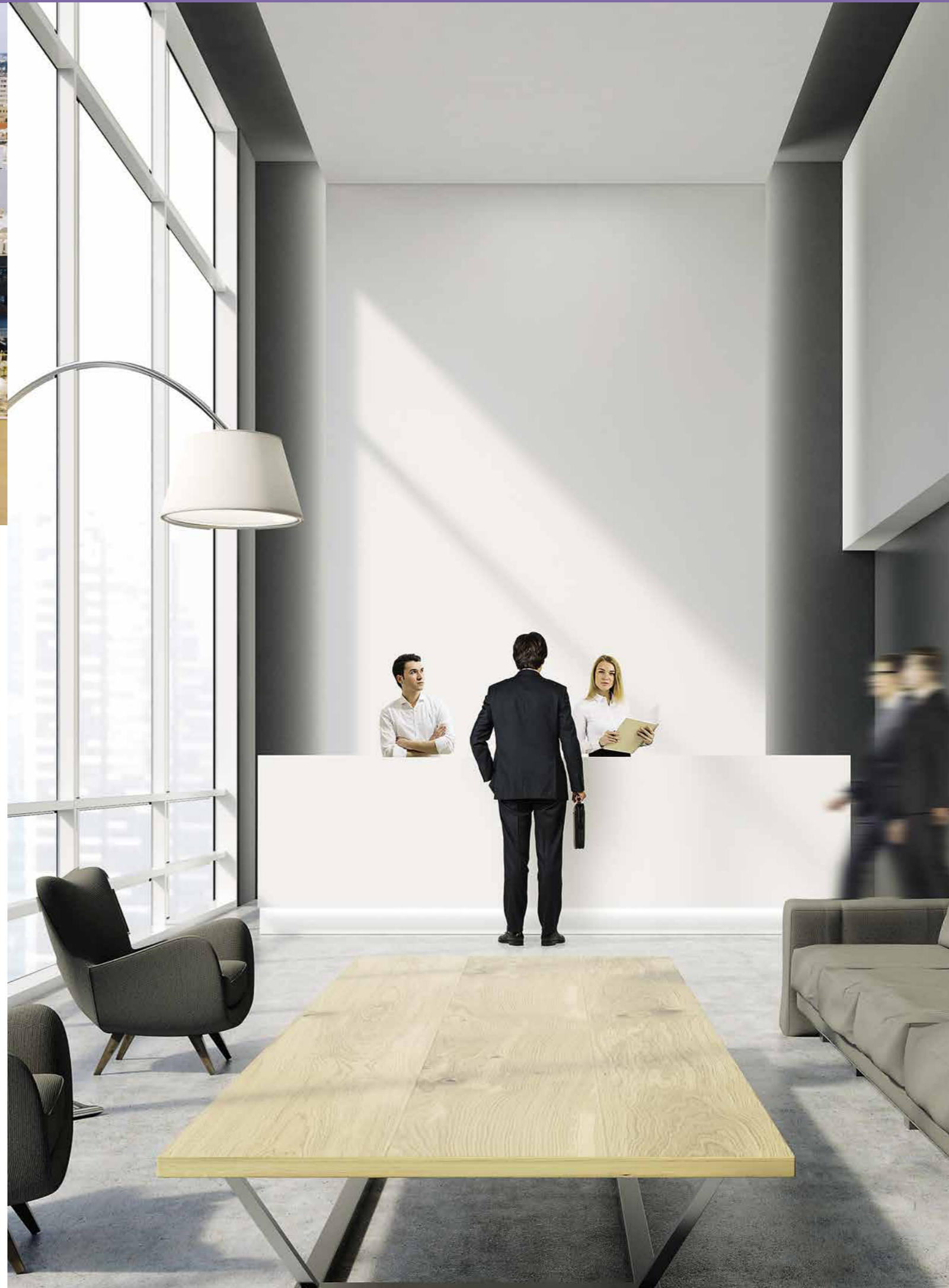
## INVESTMENT ATTRACTIVENESS

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Cyprus soft tax policy annually attracts hundreds of companies to conduct international business. Changing legislation, which requires companies operating in the country to have mortar-and-brick offices there, is another reason for opening new corporations.

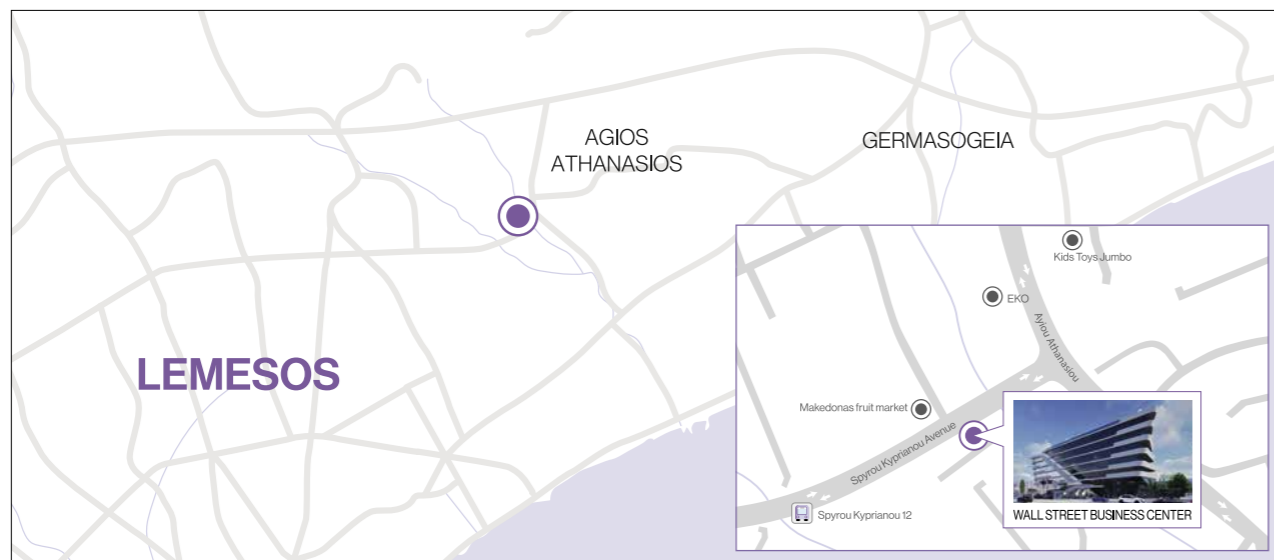
Limassol now observes an increase in demand for both the purchase and rental of commercial real estate. Many companies are moving their offices and headquarters to Cyprus. As an unspoken business capital of the republic, Limassol remains of particular interest for them. The entire international business is concentrated there and the representative offices of large European companies are located there as well.

Another significant advantage is that the purchase of commercial real estate meets the requirements of the Cyprus investment program. As such, the applicant can solve several problems at once: get a Cyprus (EU) passport for themselves and their family, and successfully invest to earn income from renting or reselling office premises.



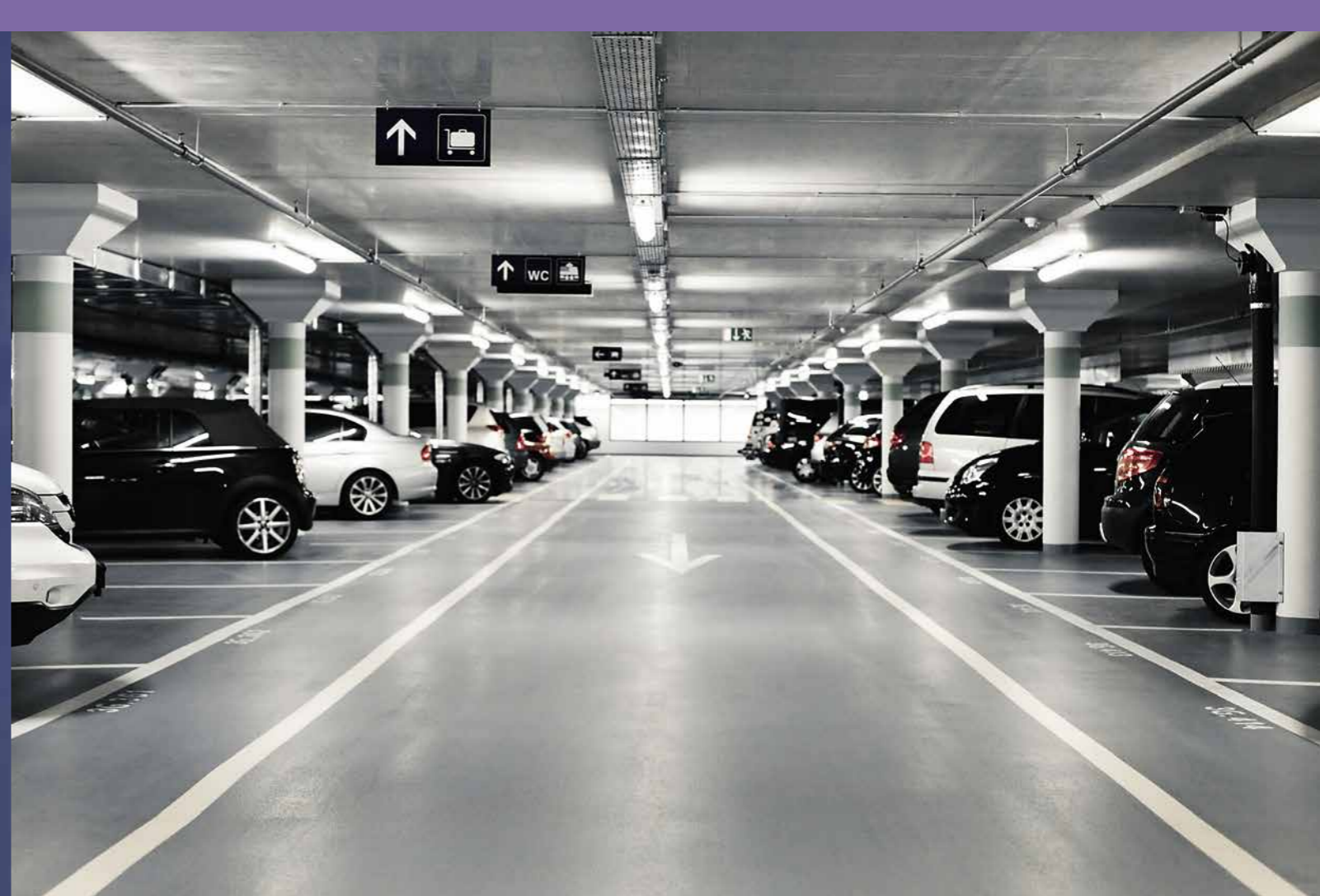
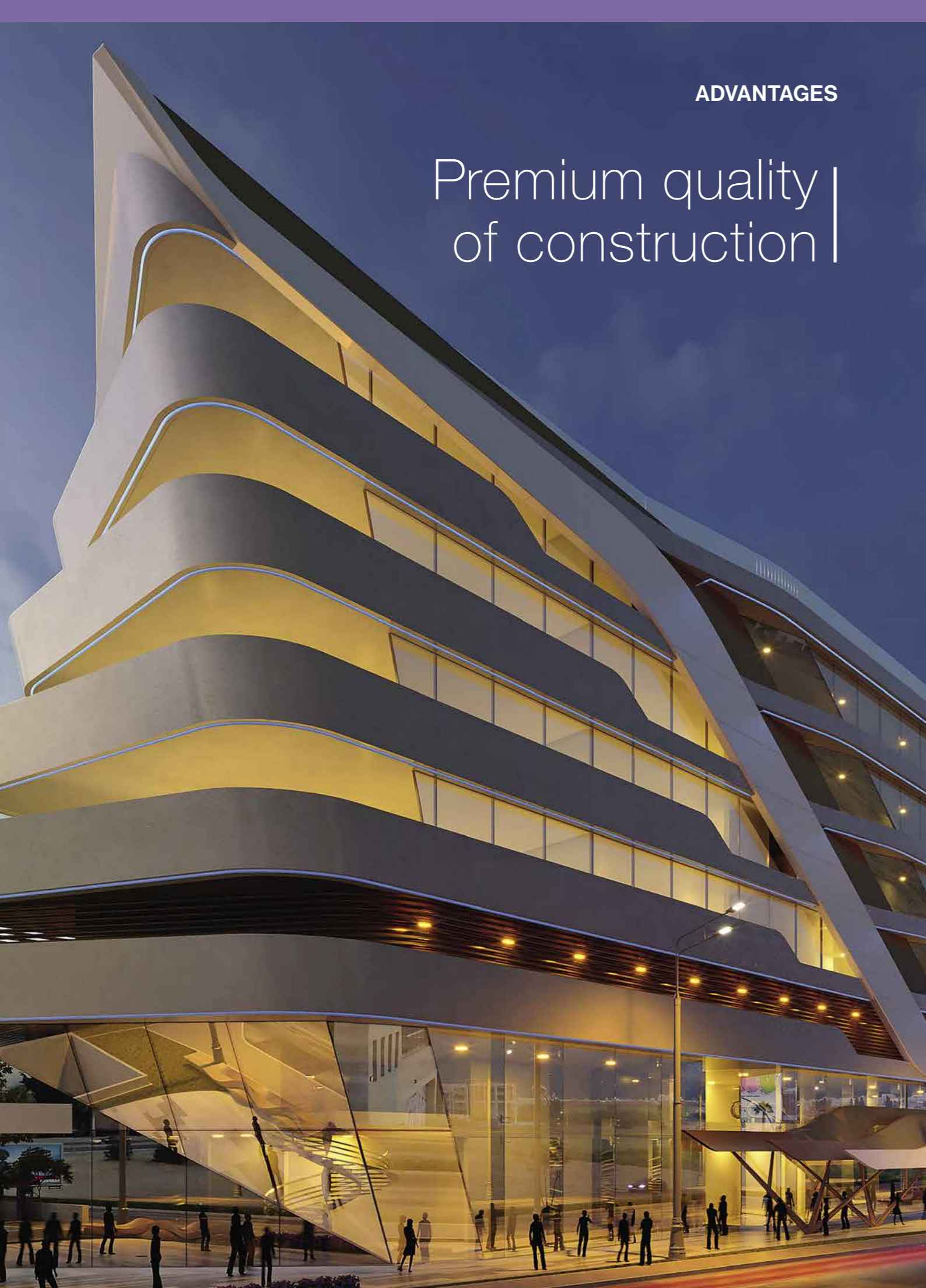
## ADVANTAGES

Offices overlooking  
the city and the sea



## ADVANTAGES

Premium quality  
of construction



## TECHNOLOGIES FOR COMFORTABLE BUSINESS

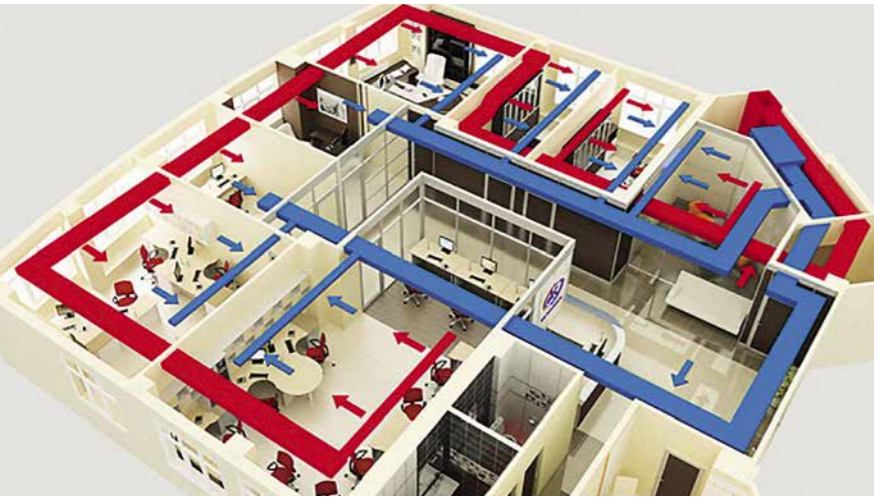
The entire engineering of the Wall Street Business Center is well-thought-out in terms of multifunctionality of tasks, effective space planning, and ergonomics.

EIB/KNX System is provided to all offices and shops separately which is related with Lighting, VRF and Shutters.

Particular attention was paid to security during the project development: an access control system is provided, as well as a video surveillance system at all the entrances to the premises, the adjacent territory, parking, and the lobby. There is a parking access system with license plate recognition.



# TECHNICAL SPECIFICATION



- Earthquake-resistant frame
- Natural stone floor in common areas
- Ceramic tiles floors and walls in WC
- High standard sanitary ware from famous brands
- Outdoor raised floor with ceramic top

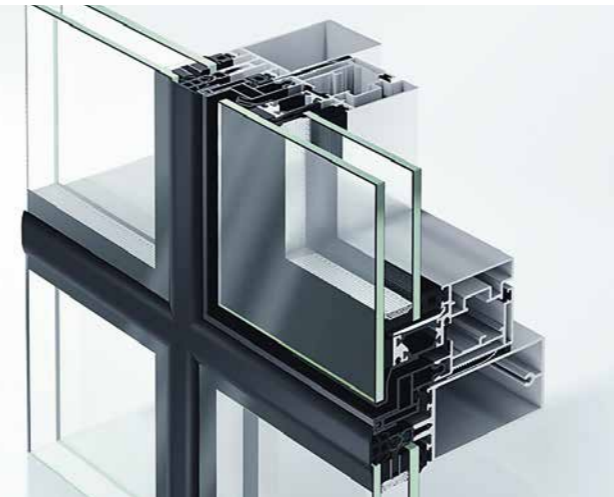
- High standard kitchen cabinets and internal doors
- Provision for 3-pipes VRF air conditioning system combined with ventilation system with air-to-air heat exchanger (recuperator)
- Uninterruptible power supply
- Raised floor grid 60x60 cm with vinyl finish



# OF THE PROJECT



- Photovoltaic solar panels
- Panoramic glazing with sun protection
- Energy-saving window frames
- Thermal insulation, waterproofing
- Basic finish – shell & core



- Suspended gypsum board ceilings with integrated lighting, sensors, audio speakers, and ventilation grilles
- Fiber optic internet
- High-speed elevators with a waiting time of maximum 30 seconds

## 5 QUEENS PROVIDES A FULL RANGE OF SERVICES FOR OWNERS AND TENANTS

- 24-hour access to the building
- Reception service
- Concierge service
- Daily cleaning
- Security
- Unique common areas

**Professional building maintenance and operation Facility management**



# ARCHITECTURAL PLANS



## ADVANTAGES

Designed by European architectural bureaus



# BASEMENT -1

Covered inside area, m<sup>2</sup>

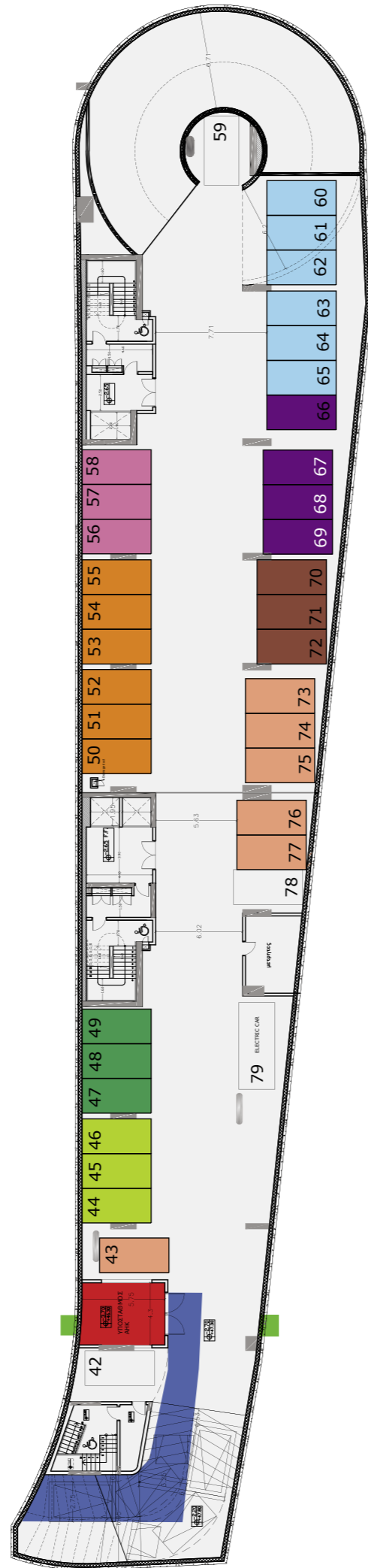
**1551**

Communal area, m<sup>2</sup>

**154**

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

**1705**



# BASEMENT -2

Covered inside area, m<sup>2</sup>

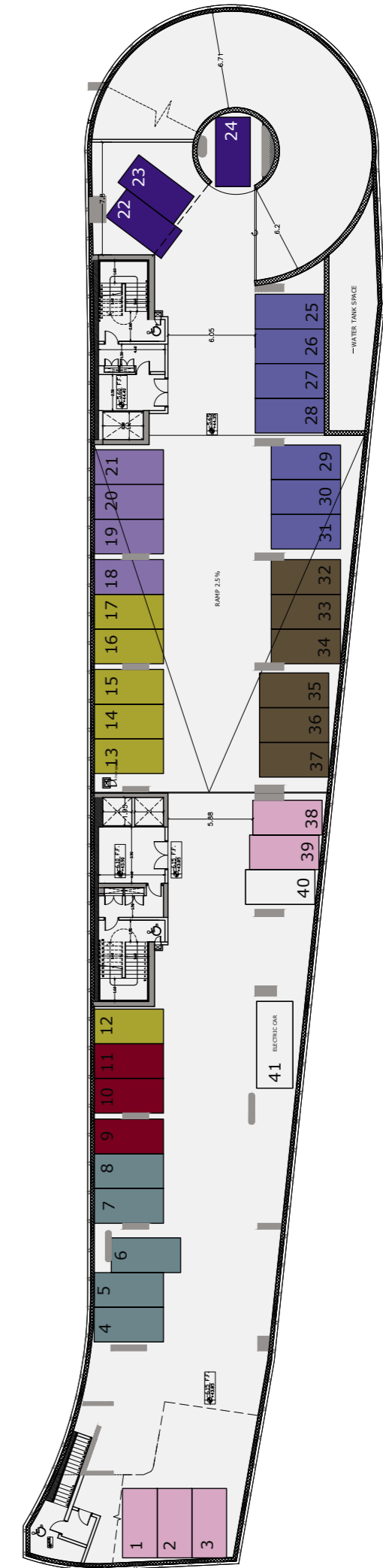
**1538**

Communal area, m<sup>2</sup>

**148**

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

**1686**



# Ground Floor

Covered inside area, m<sup>2</sup>

- shop 1 **265,0**
- shop 2 **233,0**
- shop 3 **212,0**
- shop 4 **189,0**

Total covered area, m<sup>2</sup>

- shop 1 **393,0**
- shop 2 **349,0**
- shop 3 **318,0**
- shop 4 **300,0**



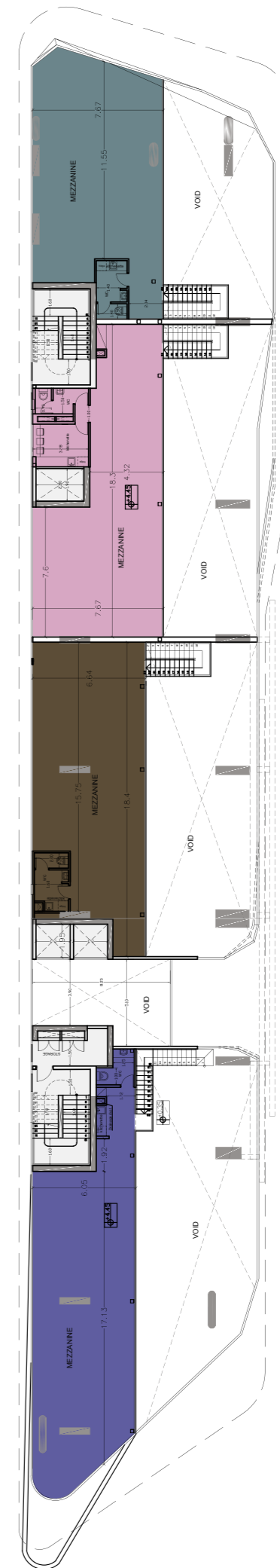
# MEZZANINE

Covered veranda / mezzanine, m<sup>2</sup>

- shop 1 **128,0**
- shop 2 **116,0**
- shop 3 **106,0**
- shop 4 **111,0**

Covered Parking Place

- shop 1 **7**
- shop 2 **6**
- shop 3 **5**
- shop 4 **5**



# MECHANICAL FLOOR

not included in the price of GF, M, 1-4

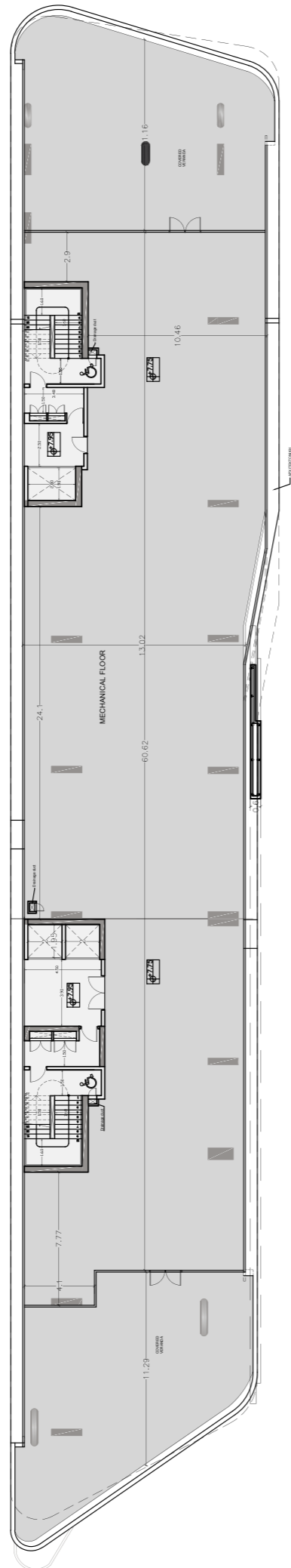
Covered inside area, m<sup>2</sup>  
**713,0**

Covered veranda/mezzanine, m<sup>2</sup>  
**140 + 158**

Total covered area, m<sup>2</sup>  
**1 011,0**

Communal area, m<sup>2</sup>  
**109,0**

Total Area, m<sup>2</sup>  
**1 120,0**



# Typical office floor 1-4

Covered inside area, m<sup>2</sup>

2 office floor **768,0**

201 **204,0**

202 **347,0**

203 **217,0**

Covered veranda/mezzanine, m<sup>2</sup>

2 office floor **239,0**

201 **126,0**

202 —

203 **113,0**

Total covered area, m<sup>2</sup>

2 office floor **1 007,0**

201 **330,0**

202 **347,0**

203 **330,0**

Roof garden, m<sup>2</sup>

2 office floor **0**

Communal area, m<sup>2</sup>

2 office floor **114,0**

201 **31,0**

202 **31,0**

203 **52,0**

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

2 office floor **1 121,0**

201 **361,0**

202 **378,0**

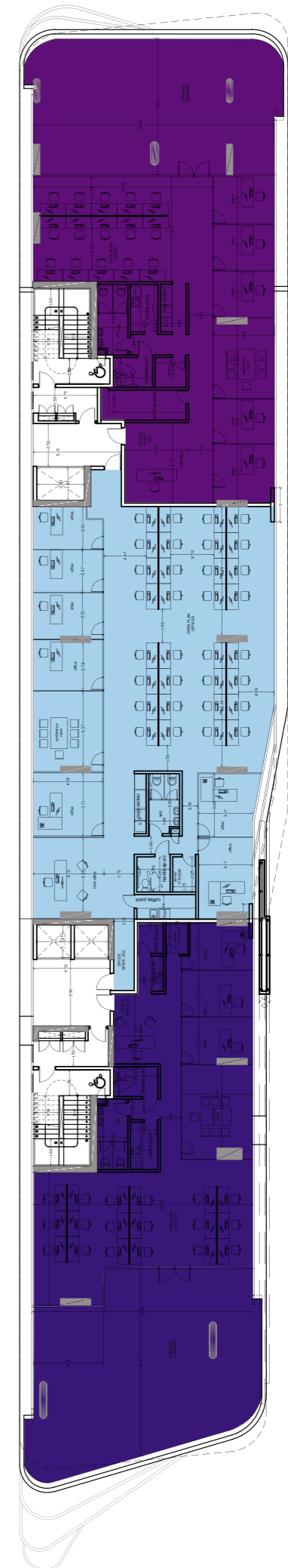
203 **382,0**

Covered Parking Place

201 **3**

202 **6**

203 **4**



# ROOF GARDEN

not included in the price of GF, M, 1-3

Roof garden, m<sup>2</sup>

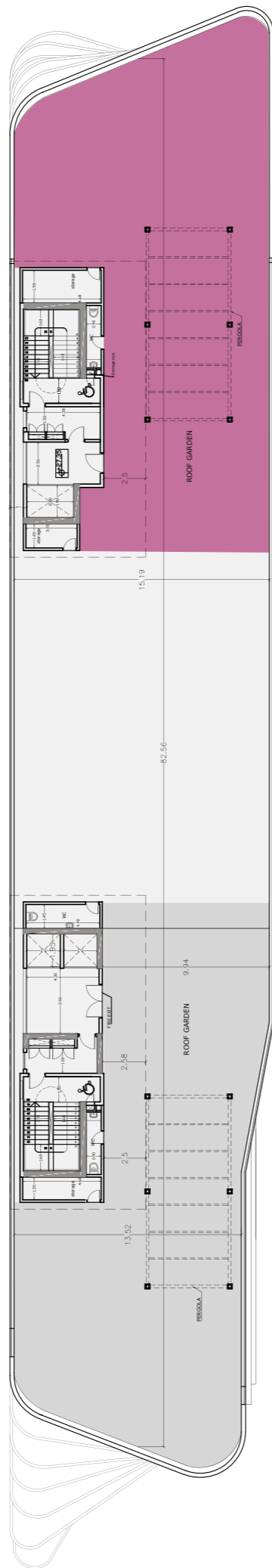
**1 010,0**

Communal area, m<sup>2</sup>

**114,0**

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

**1 124,0**



Floor/Unit Number	Covered inside area, m <sup>2</sup>	Covered veranda/ mezzanine, m <sup>2</sup>	Total covered area, m <sup>2</sup>	Roof garden, m <sup>2</sup>	Communal area, m <sup>2</sup>	Total Area, m <sup>2</sup>	Covered Parking Place
Basement -2	1 538				148	1 686	
Basement -1	1 551				154	1 705	
Shop 1 + Mezzanine	265,0	128,0	393,0			393,0	7
Shop 2 + Mezzanine	233,0	116,0	349,0			349,0	6
Shop 3 + Mezzanine	212,0	106,0	318,0			318,0	5
Shop 4 + Mezzanine	189,0	111,0	300,0			300,0	5
Grand Floor ( Office Area )					83+44	127,0	
Mezzanine Floor ( Office Area )					44+44	88,0	
Mechanical Floor	713,0	140 + 158	1 011,0		109,0	1 120,0	
1 Office Floor	760,0	246,0	1 006,0	0,0	114,0	1 120,0	
101	204,0	134,0	338,0		31,0	369,0	3
102	339,0		339,0		31,0	370,0	6
103	217,0	112,0	329,0		52,0	381,0	4
2 Office Floor	768,0	239,0	1 007,0	0,0	114,0	1 121,0	
201	204,0	126,0	330,0		31,0	361,0	3
202	347,0		347,0		31,0	378,0	6
203	217,0	113,0	330,0		52,0	382,0	4
3 Office Floor	765,0	252,0	1 017,0	0,0	114,0	1 131,0	
301	201,0	127,0	328,0		31,0	359,0	3
302	354,0		354,0		31,0	385,0	6
303	210,0	125,0	335,0		52,0	387,0	3
4 Office Floor	762,0	261,0	1 023,0		114,0	1 137,0	
401	204,0	124,0	328,0	323,8	31,0	682,8	3
402	358,0		358,0	353,5	31,0	742,5	6
403	200,0	137,0	337,0	332,7	52,0	721,7	3
Roof Garden				1 010,0	114,0	1 124,0	





## ABOUT THE COMPANY

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The company has been operating in Cyprus since 2009. 5 Queens also runs its own development projects abroad.

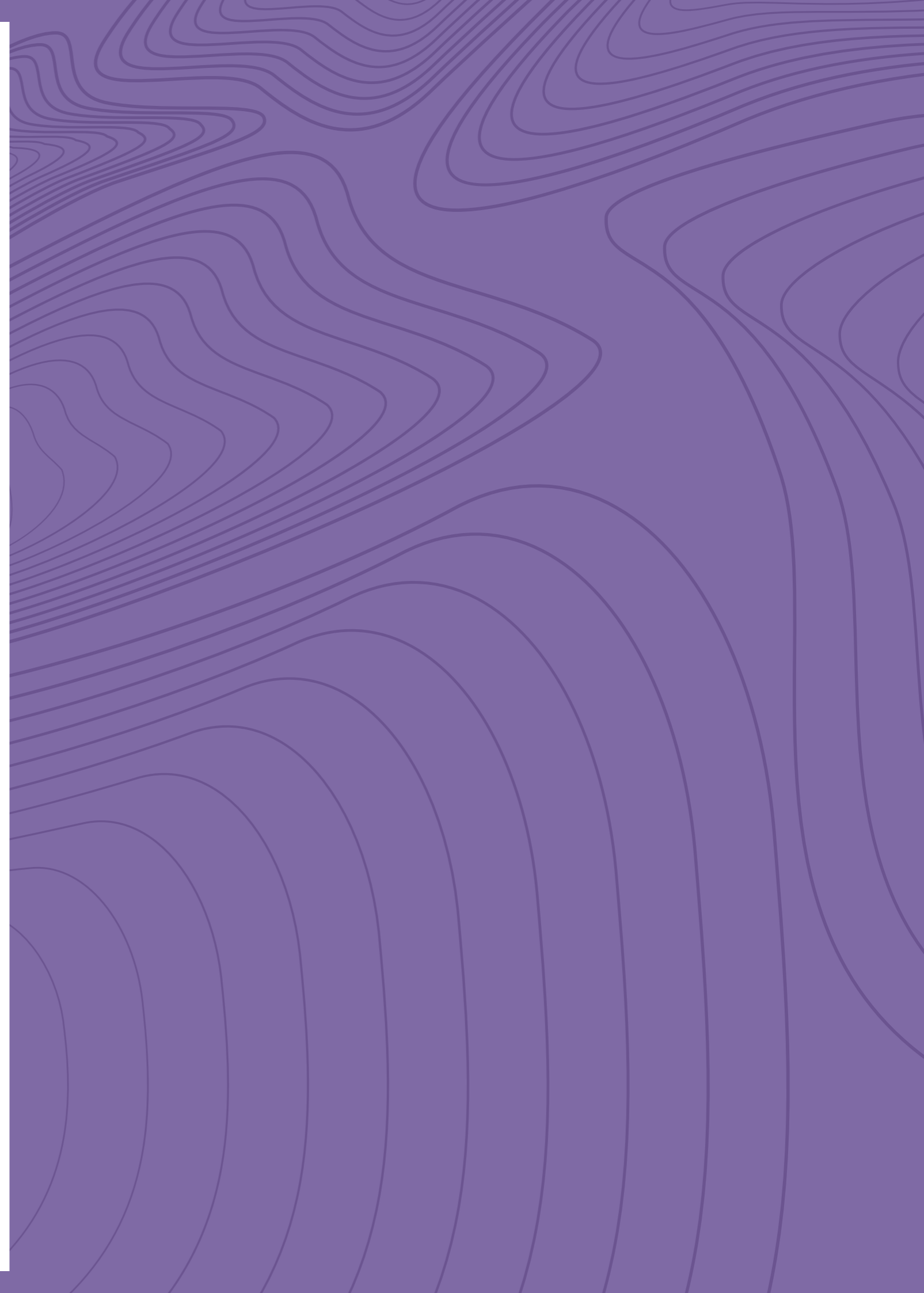
We started with the design and construction of private villas and residential complexes, then the construction of large commercial facilities in Limassol followed.

Development, design, consulting, complete implementation of a project, and innovative technologies in construction allow us to successfully implement the most ambitious ideas and business tasks.

### Goals of the company

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- Implementation on time
- High quality and reliability
- Focus on the customer and the end result







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Business center

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