



THE
ASTEROID

AN INTERNATIONAL HUB FOR GLOBAL COMPANIES



THE
ASTEROID

Nicosia, Cyprus

THE ASTEROID

An International Hub for Global Companies

The Asteroid is a commanding presence in the heart of Nicosia's business center. Strategically located on the capital's main corporate avenue, Limassol Avenue, this modern commercial tower will be home to high profile international companies and organizations from all over Europe, such as hi-tech and gaming companies, financial headquarters, educational services, insurance and others.

Set to be one of the tallest and most futuristic office towers in Nicosia, the Asteroid offers easy access to both the city center and the main motorway. Built and designed to highest standards and outfitted with outstanding energy efficiency, air-conditioning and soundproofing technology, it is sure to become a landmark address, a point of reference and a jewel in the crown of the capital's skyline.





THE ASTEROID

An iconic sculpture

With its sleek, eye-catching façade, the Asteroid business tower features 16 floors, including ground floor with a mezzanine level, and two-levels of underground parking. Its strategic location, close to the headquarters of banks and government institutions, as well as clinics, cafés, retail outlets and other leading businesses, make it ideal for companies who want to be right in the center of things, and look decidedly stylish while doing so.

Beyond its convenient location, the building offers flexible open-office space in a uniquely designed package. It not only rises above its surroundings, it also stands out with its high-end specifications making the Asteroid the perfect option for forward-thinking businesses seeking premises that will match their prestigious identity.

80 m
Total building height

16
Floors

2.9 m
Net. floor height

2
Basements

133
Parking spaces

200 m²
Roof garden bar

6,000 m²
Office space

10,000 m²
Total space

THE
ASTEROID
—
At a glance

THE
ARCHITECTURE

Innovation with elegant design

THE
ASTEROID

Typical office space

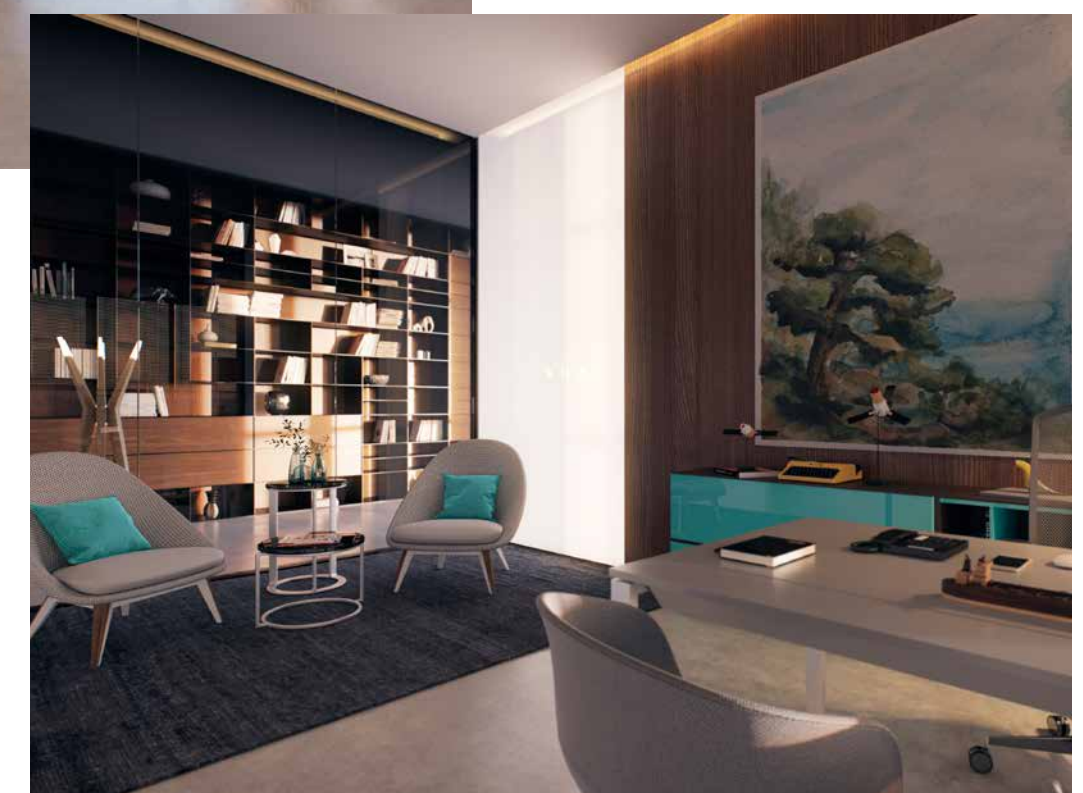


The functional architecture focuses on smooth lines, geometric shapes, and open spaces that allow for the passage of natural light and air

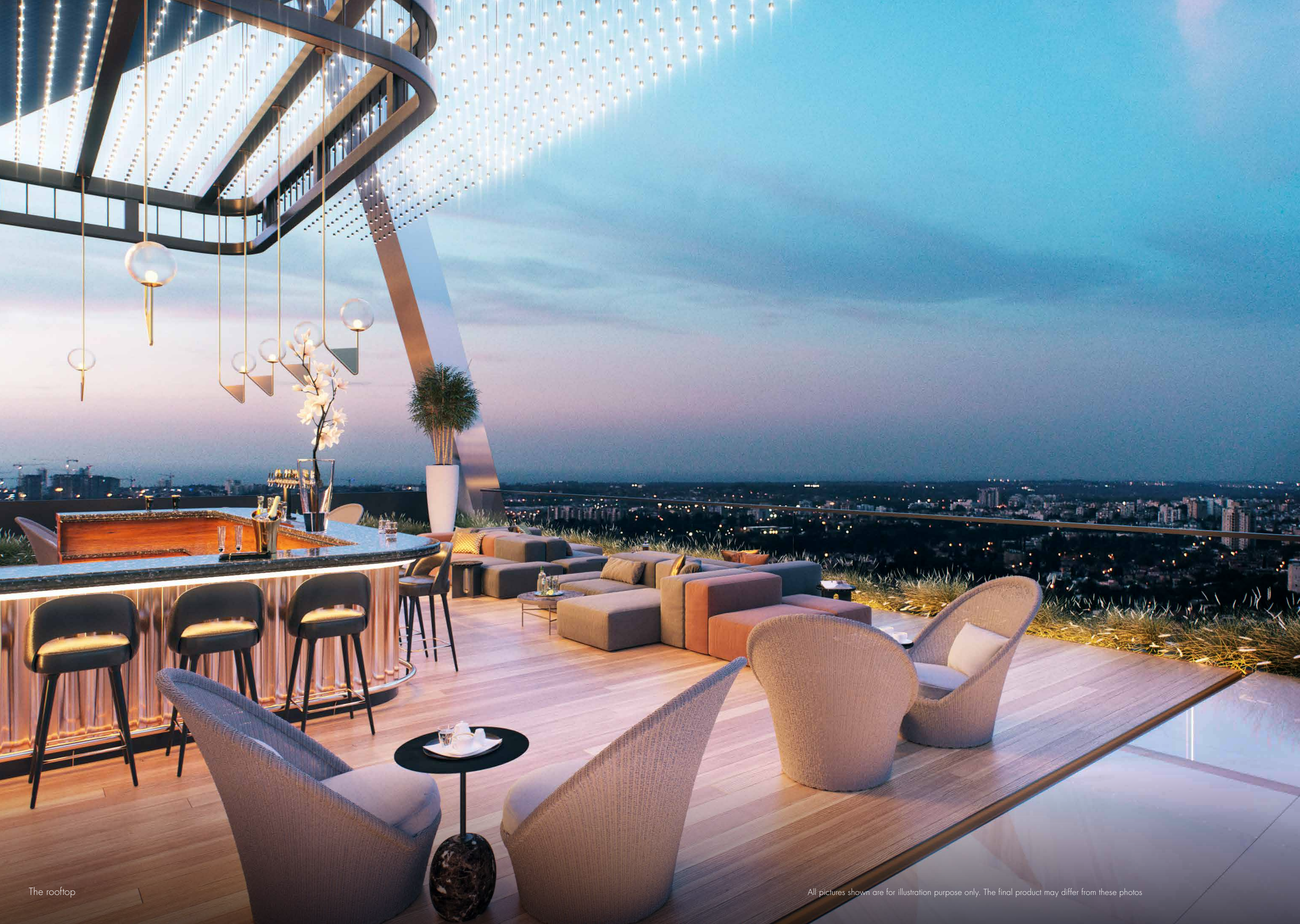
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A paradigm of advanced technology, bioclimatic architecture and innovative construction, the Asteroid was designed with as small an environmental footprint as possible, ensuring minimal generation of waste throughout its construction. Its inimitable design of concrete, aluminum and glass, fitted with an abundance of greenery, and stands tall on one of Nicosia's busiest avenues, welcoming guests with an expansive courtyard and decorative fountain of recycled water.

The functional architecture focuses on smooth lines, geometric shapes, and open spaces that allow the passage of natural light and air. The open plan also invites companies to design their office space in a way that supports their brand image. Each floor has a veranda which looks out over the surrounding area, and tenants will also enjoy access to a private roof garden, which offers unobstructed views of the Nicosia cityscape.







The rooftop

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THE THE OFFICE SPACE

Amenities

Setting new standards in the design of commercial spaces,
the Asteroid boasts a wealth of modern amenities:

High end finishes

Raised floors and suspended ceilings

Air conditioning and provisions for ventilation

Building Management Systems capability

Fiber-optic cable infrastructure for voice and data

Fire Alarm and Fire Fighting Systems

133 parking spaces

Controlled entrances and exits

CCTV systems

Concierge services





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THE
ASTEROID

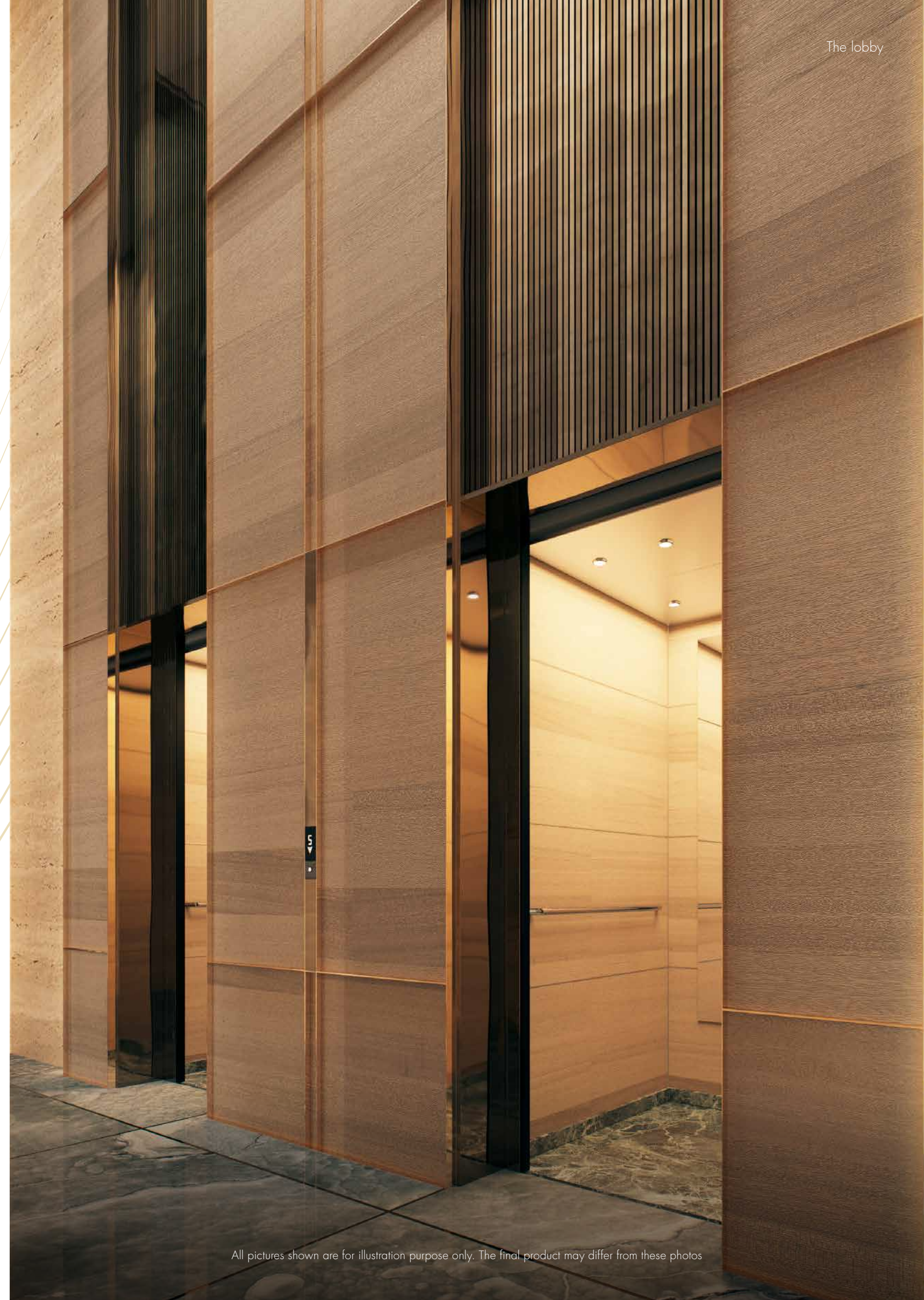
Floor details

Floor	Internal (m ²)	Verandas (m ²)	Internal including verandas (m ²)	Common (m ²)	Total (m ²)	Dedicated Parking Spaces
Lobby	138	-	-	-	-	-
Ground Floor Mezzanine	430	38	468	51	519	7
1 st Floor	277	72	349	51	400	4
2 nd Floor	290	83	373	51	424	4
3 rd Floor	303	92	395	51	446	4
4 th Floor	310	98	408	51	459	4
5 th Floor	315	102	417	51	468	5
6 th Floor	320	105	425	51	476	5
7 th Floor	320	105	425	51	476	5
8 th Floor	320	105	425	51	476	5
9 th Floor	316	102	418	51	469	5
10 th Floor	310	98	408	51	459	5
11 th Floor	303	92	395	51	446	5
12 th Floor	292	83	375	51	426	5
13 th Floor	310	40	350	51	401	5
14 th Floor	260	59	319	51	370	5
Roof Garden	45	190	-	-	-	-

The company reserves the right to change the above prices at any time without prior notice.

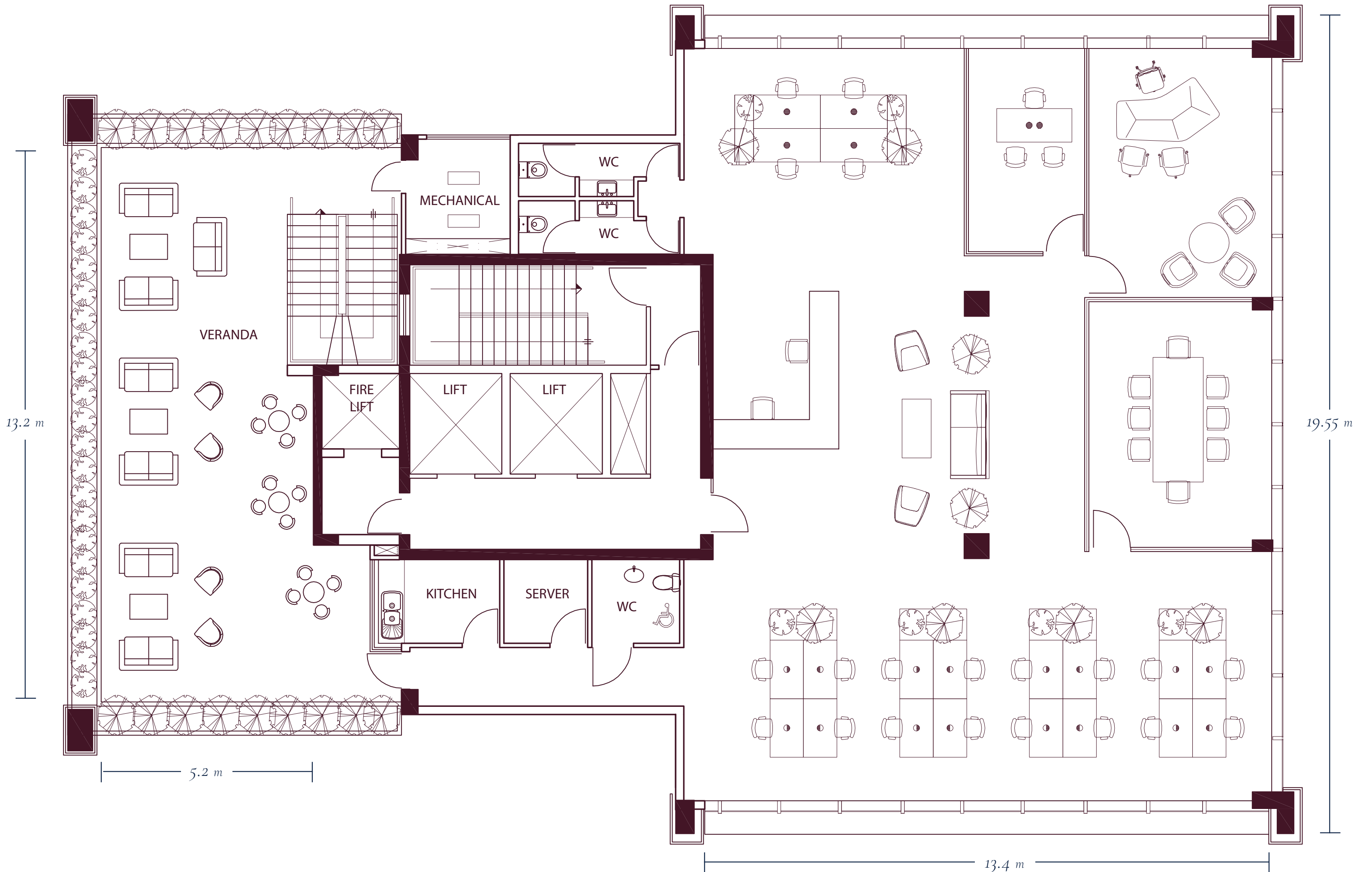
In addition to the above there are 60 Covered Parking Spaces to be used as Public Parking Spaces with automated ticketing system.

Total number of Parking Places: 133



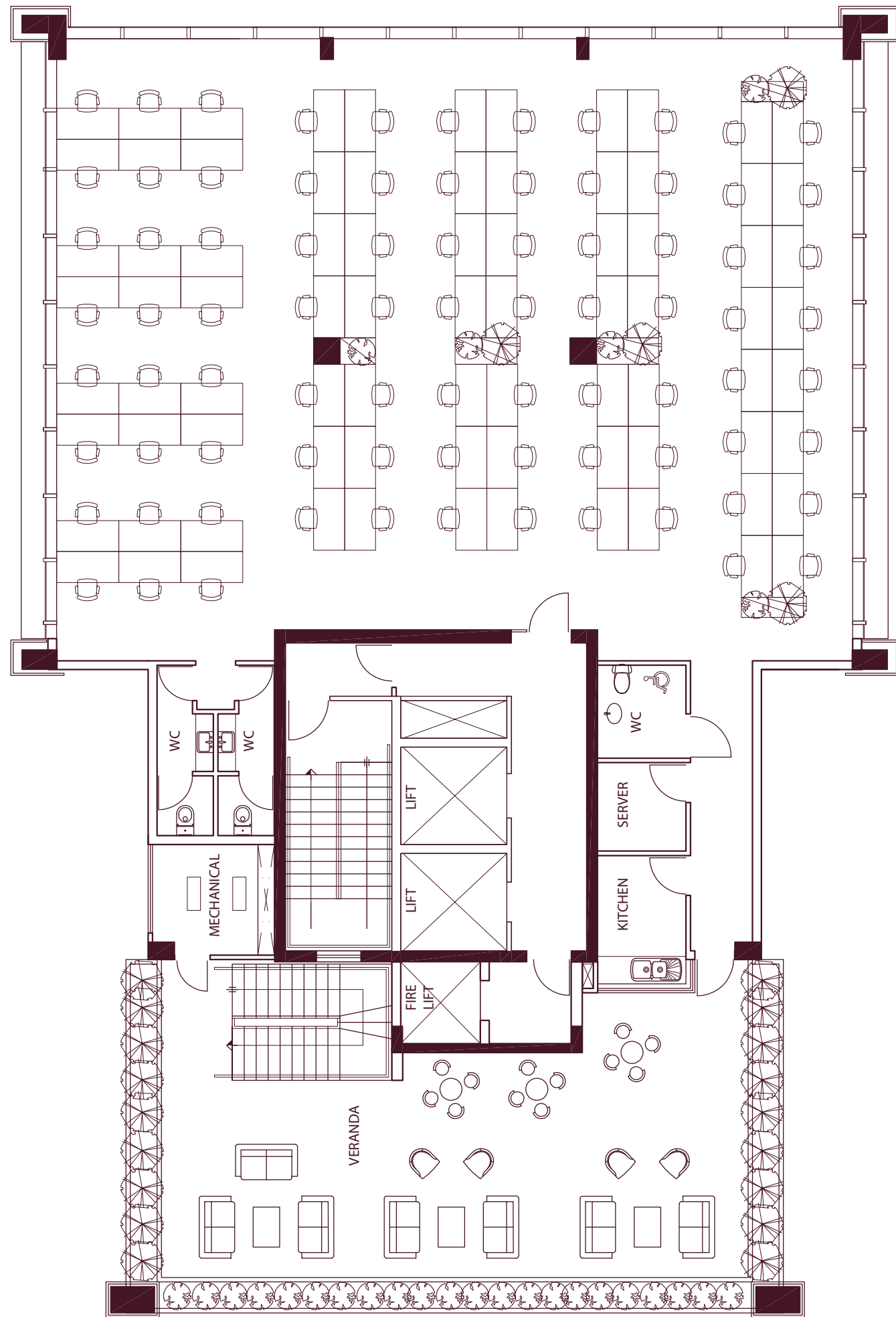
FLOOR
LAYOUTS

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Typical Floor (Level 7)

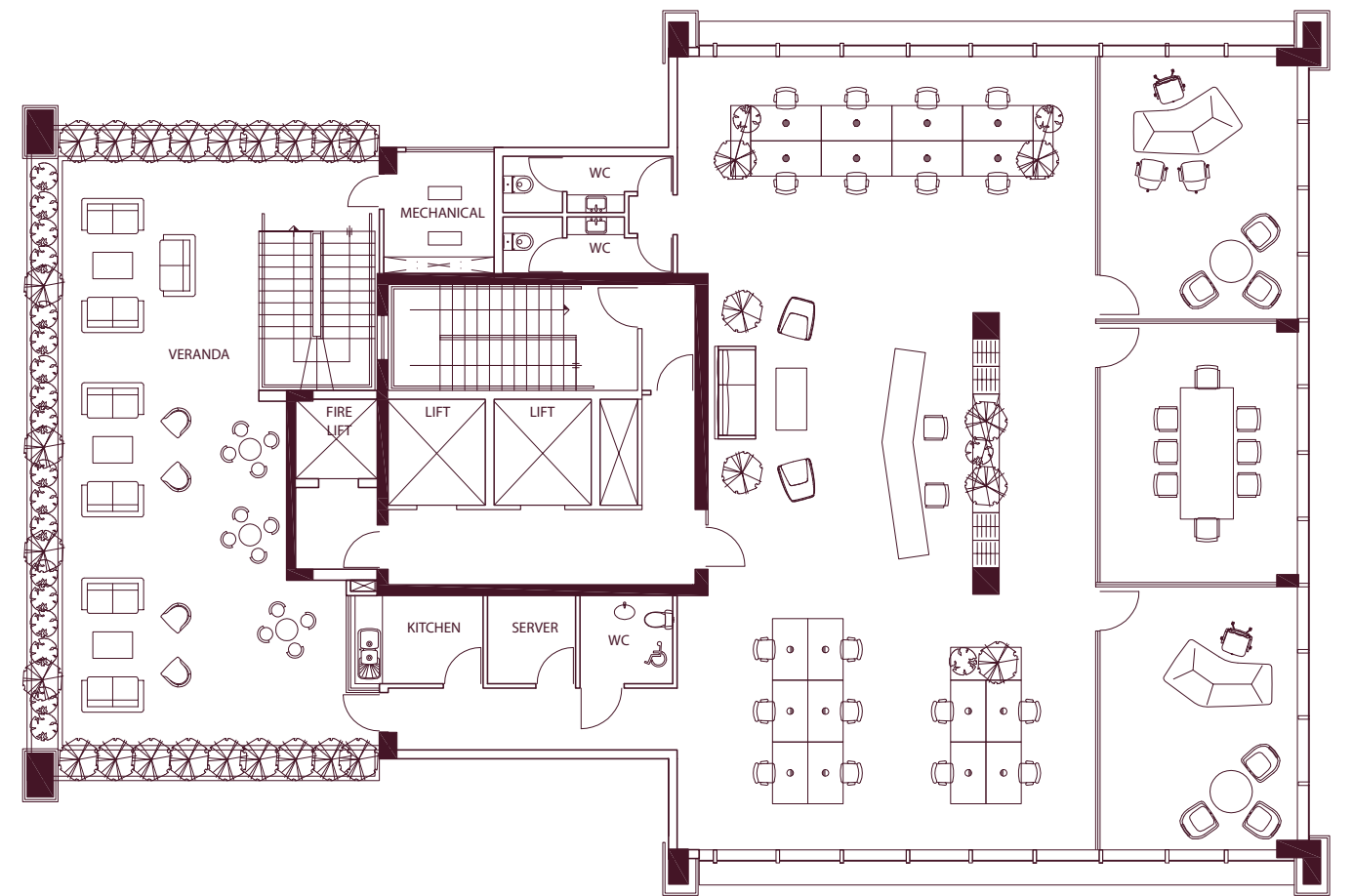




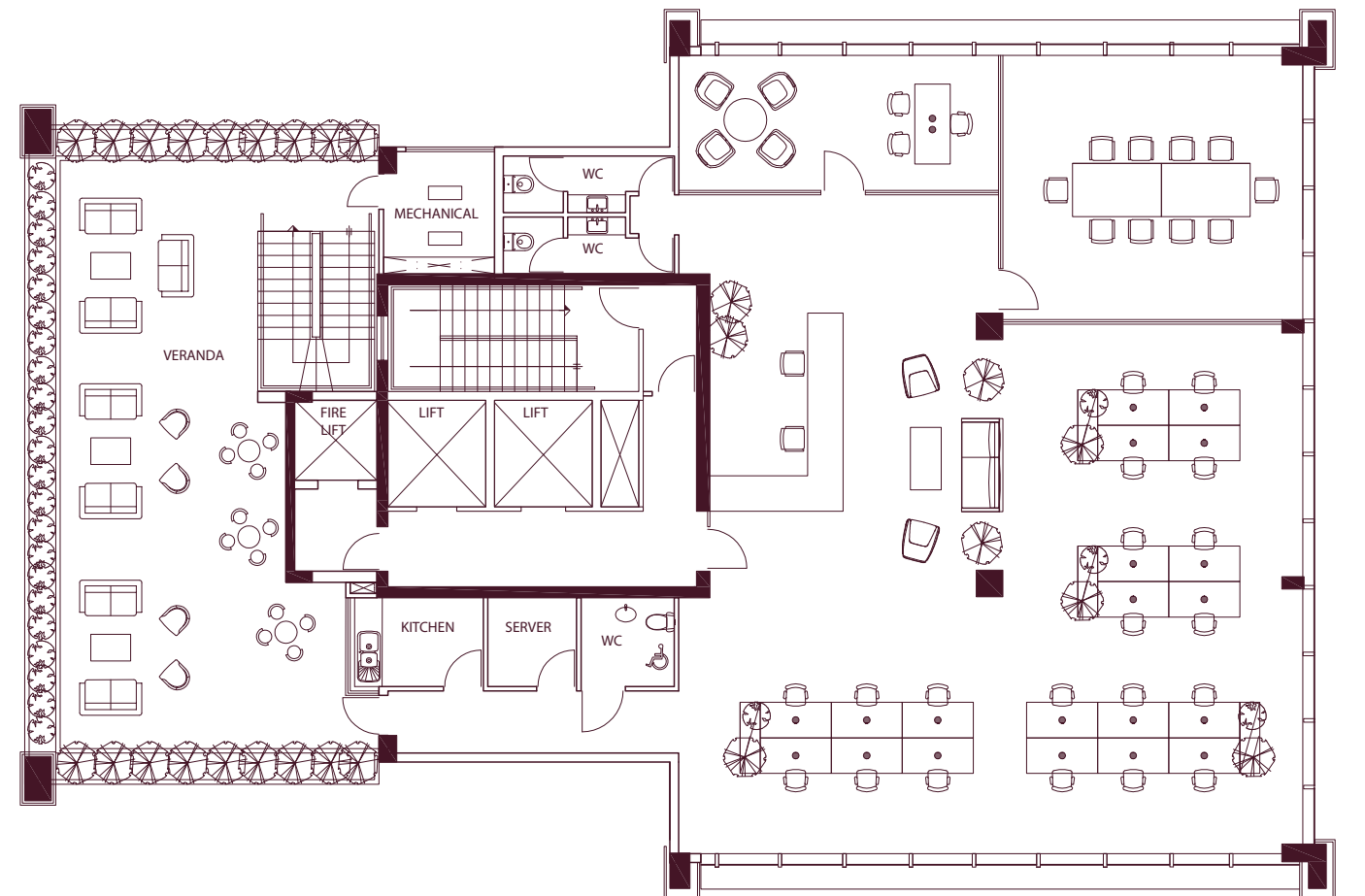
Optional layout II



Optional layout III



Optional layout IV



THE ASTEROID

Specifications

CONCRETE STRUCTURE

Anti-seismic high strength reinforced concrete walls.

WALLS

All offices are separated from common areas by a concrete wall. Internal partition walls are made of plasterboard complete with insulation.

FLOORS

The entrance lobby and lift lobbies will be finished with high quality marble.
The toilets and kitchen will be finished with ceramic tiles.
Office areas will have a modular raised floor.

CEILINGS

The entrance lobby, lift lobbies and toilets will be finished with Gypsum board suspended ceilings.
Offices will be finished with acoustic tiles suspended ceilings.

DOORS

Offices will have timber veneered solid doors with matching solid timber frames.
All external doors leading to the balconies will be hinged aluminum doors.
Internal doors will be high quality lacquered white, with magnetic locks and concealed hinges.

TOILETS

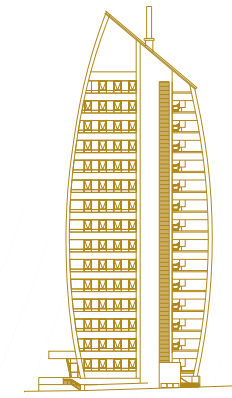
Laufen sanitary ware will be installed complete with relevant accessories
Grohe mixers.

ELECTRICAL INSTALLATION/STRUCTURAL CABLING

All electrical installation will be in accordance with BS7671:2001(2004) 17th Edition IEE wiring regulations.

COMMON AREAS

LED lightings will be installed in the lobby, reception, outdoor car parking area and landscaped area.
CCTV monitoring and intruder alarm systems will control the building and basement car parking areas entrances, which will be connected to the reception desk.
Video intercom systems linking the main entrance door and the basement car parking entrance gates to the reception area.
Access door controls of all entrances of the building.
Voice and data infrastructure will be provided via structured cabling.
The building will have an approved lightning protection system.



OFFICES INTERNAL

Electrical/Data/Voice System

Under floor power busbar system grid.
Under floor structured cabling with termination points.
Lighting fitting will be included.
Fire-fighting and fire alarm systems will be installed.
Provisions for intruder alarm system
Provision for access controls at the entrances.

COOLING AND HEATING

All offices will be delivered with Daikin/ Mitsubishi/ Toshiba or equivalent VRV, ceiling suspended cassette type cooling and heating systems.
A provision of ventilation system will be made.

LIFTS

Two high speed, 17 person lifts, with image mirror led screen.
One 8 person Service/fire lift.
One 8 person lift, serving 4 levels of the parking area with access from outside the building.
All lifts will be finished with marble floors.

ENERGY PERFORMANCE CERTIFICATE

The building complies with the regulations of energy performance and all the offices have a high rating certificate.

LANDSCAPING

The ground floor will have landscaped planters.

CAR PARKING AREA

Parking spaces in basement levels will be allocated to the owners/tenants.
In addition there will be 60 public parking spaces.
There will be a total of 133 parking spaces.

FIRE SAFETY

All common areas, basements and internal office areas will be complete with a wet sprinkler system
Fire Alarm detection and control system will be installed in the entire building.
Fire shutters in the basements as required.

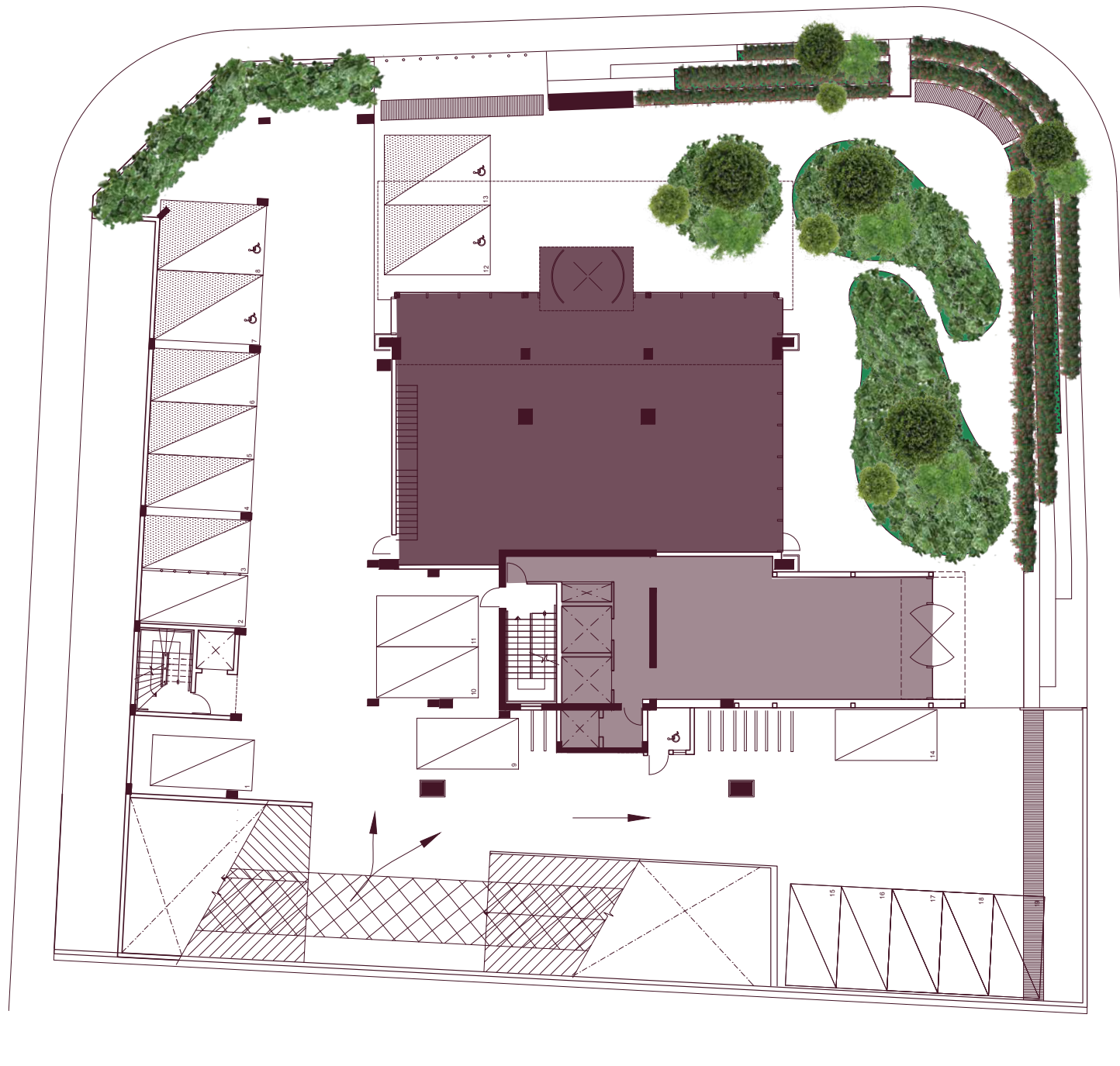
PHOTOVOLTAIC PANELS

The building will have Photovoltaic panels installed on the metallic roof servicing the common areas



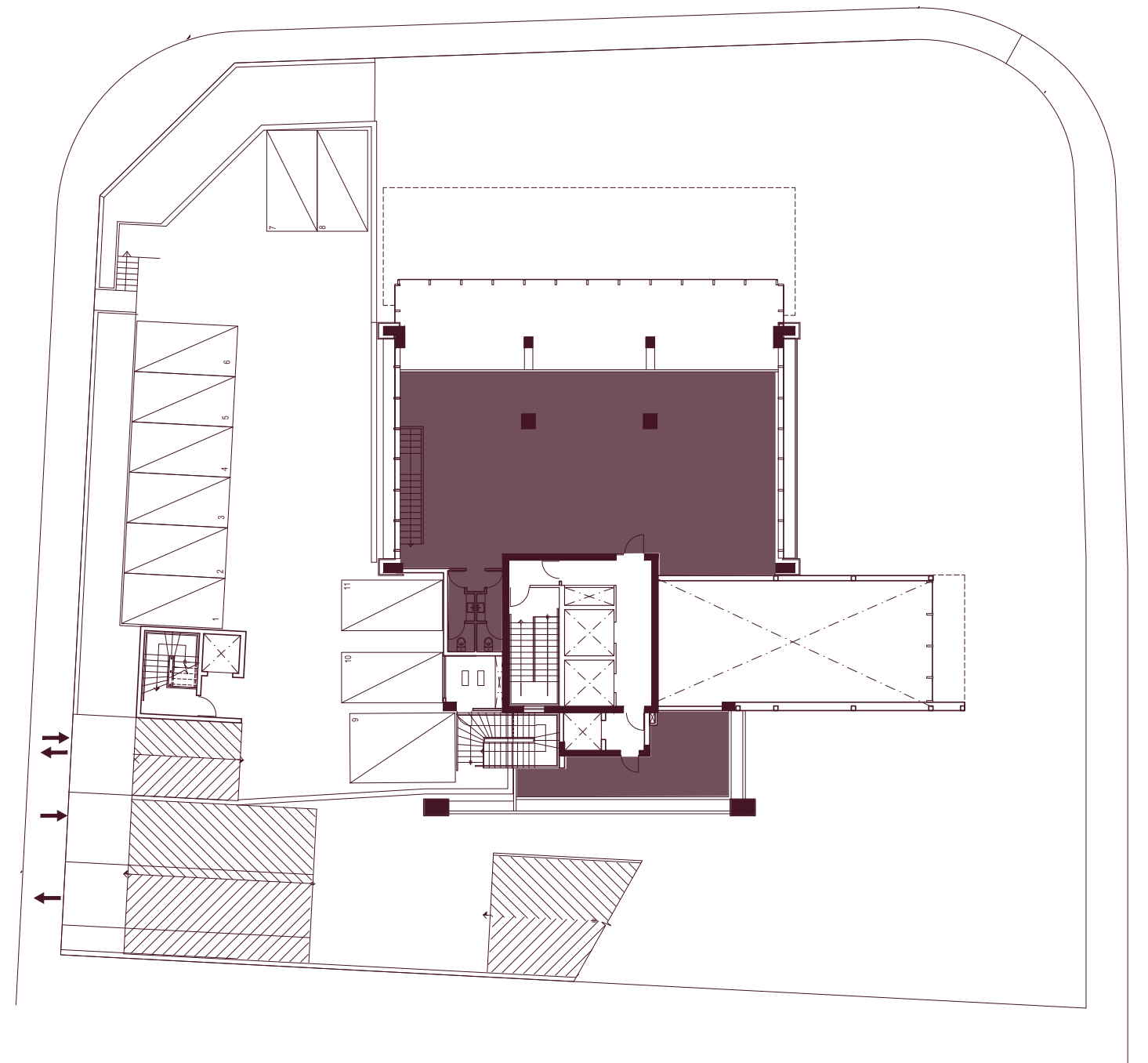
GROUND FLOOR

Entrance lobby | 19 Parking Spaces



MEZZANINE FLOOR

11 Parking Spaces





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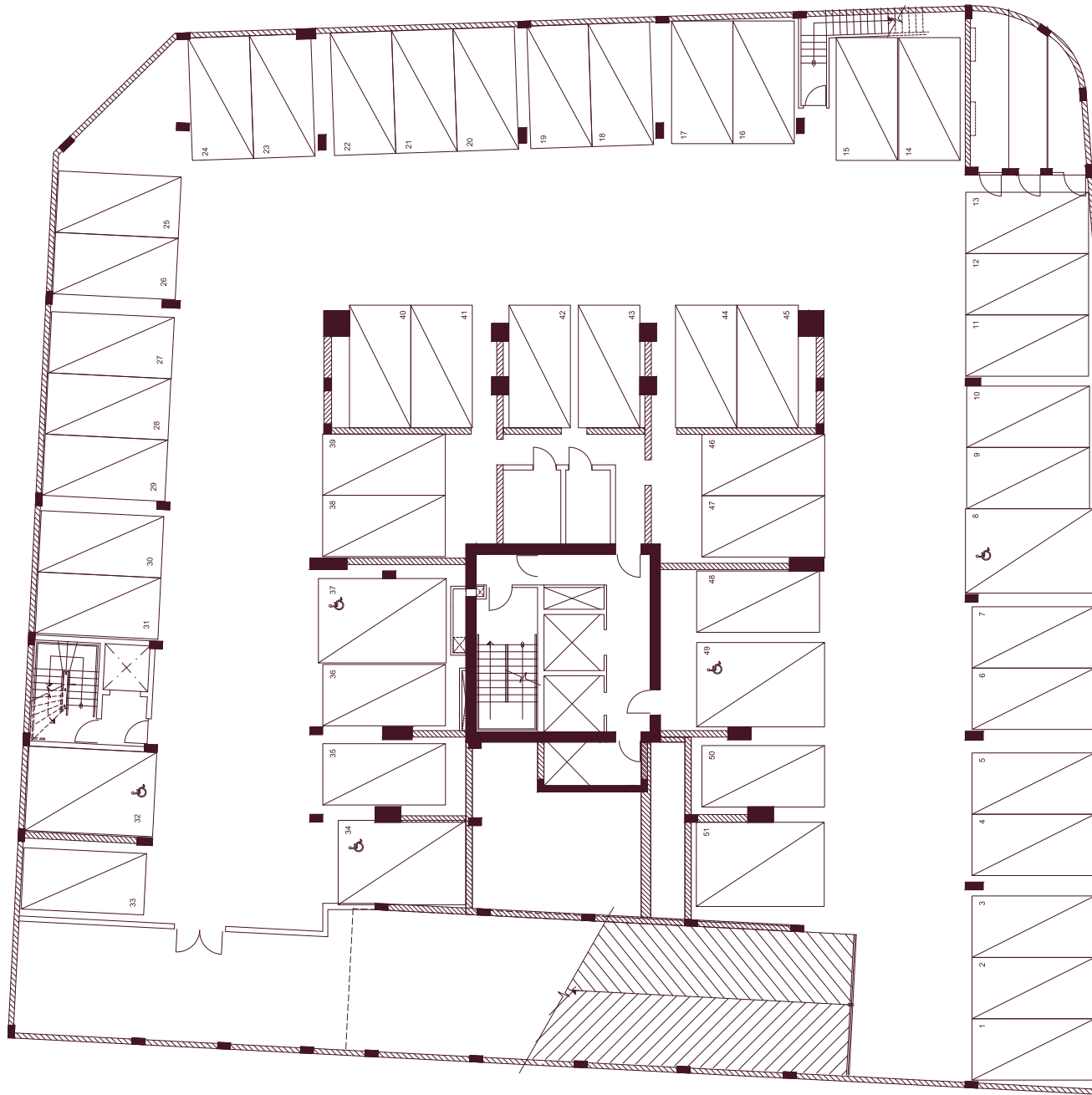
Commercial floor



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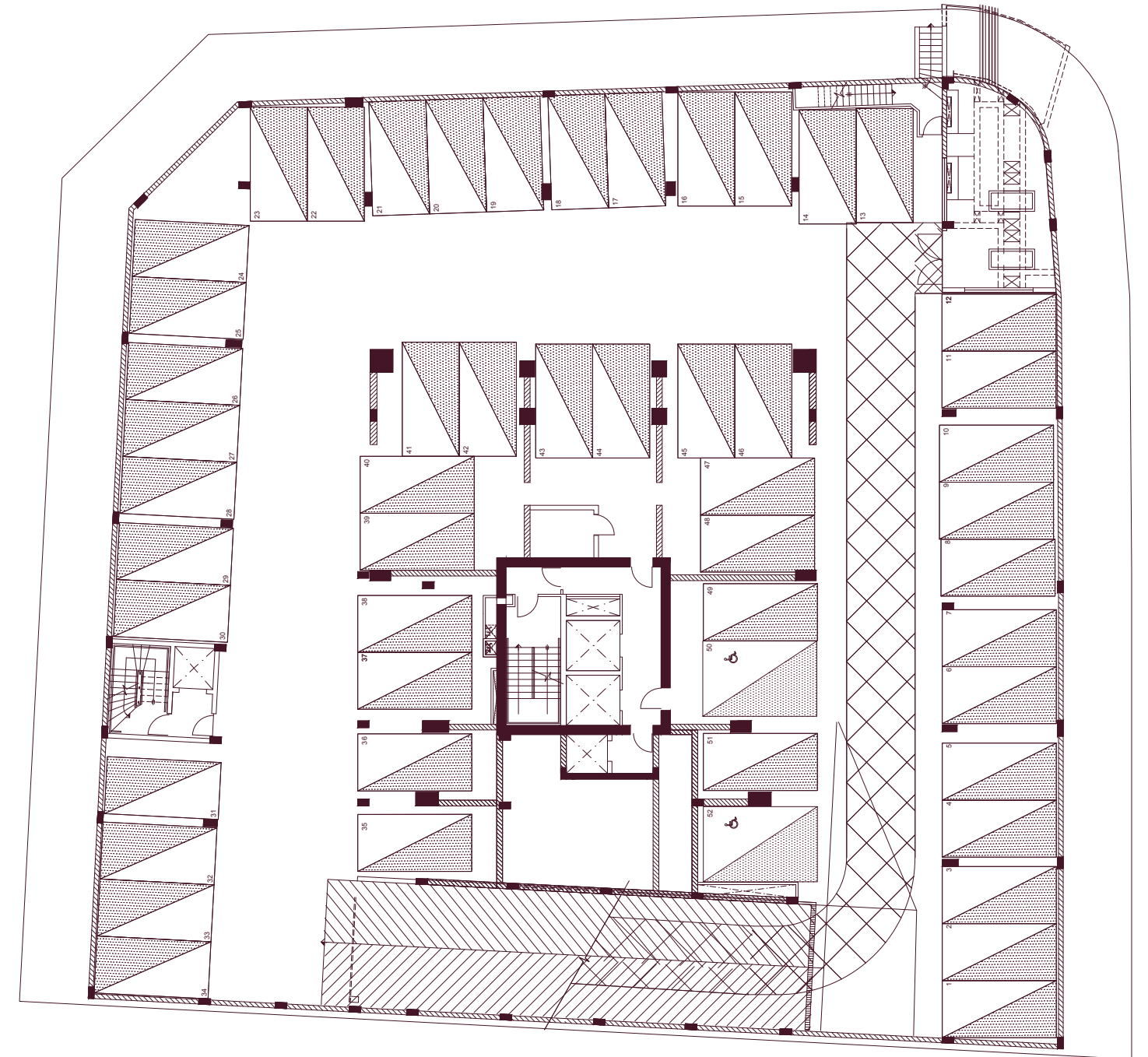
COVERED PARKING - 1

Offers 52 Parking Spaces



COVERED PARKING - 2

Offers 51 Parking Spaces





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Covered parking



CYPRUS

The new EU business hub



The island is considered to be a true business hub, boasting an array of investment opportunities in key growth sectors of the economy.

Cyprus is the third largest island in the Mediterranean, ideally situated at the crossroads of the busy shipping and air routes linking three continents, Europe, Asia and Africa. The island's rich history dates back more than 10,000 years, and it has since developed into a modern, thriving European Union state, offering a plethora of opportunities for economic growth and an enviable quality of life.

The island is considered to be a true business hub, boasting an array of investment opportunities in key growth sectors of the economy. Its modern, free-market, service-based economy and effective and transparent regulatory and legal framework, as well as its advanced infrastructure and strategic location all contribute to offering international investors and domestic businesses the confidence to invest, grow and thrive.

As a member of the European Union, Cyprus also ensures safety and stability for investors seeking investment opportunities in the EU, and allows market access to more than 500 million EU citizens. Capitalizing on these competitive advantages, Cyprus is continuously improving and enhancing its business environment, making the island a destination of choice for doing business.

CYPRUS

A powerful business proposition

Cyprus provides a unique combination of favorable participation exemption provisions on income emanating from international activities and applies a wide network of double tax treaties and zero withholding taxes on any type of payment made anywhere in the world.

Corporation tax is 12.5%. Cyprus is a highly favorable destination for non-dom tax residency (exemption from dividends, interest, sales of security).

International ranking

1st

Value Penguin Safest Countries in the World 2015

(Among smaller Countries, 5th worldwide)

4th

Higher education 144 countries

(World Economic Forum Report 2015-2016)

5th

Best relocation destination. Knight Frank Global Lifestyle Review 2013

(out of 23 countries)

19th

Index of Economic Freedom

(Europe, out of 44 countries, 42 globally out of 178)

34th

Forbes Best Countries for Business Index 2019

(out of 144 countries)

The economy

+3,9%

GDB Growth (H1 2018)

BBB-

Fitch Upgrade (Oct. 2018)

+7,5%

Unemployment rate (Aug. 2018)



Modern banking & legal system



EU Member



Pro-business government



Highly skilled English speaking workforce



Excellent infrastructure



Safe & cosmopolitan lifestyle



Advantageous EU approved tax regime



Stable political & business environment

CYPRUS

Fast facts

Language

While Greek is the island's official language, Cypriots are highly educated and multilingual, with more than 80% speaking English or another foreign language

Education

Cyprus boasts the 2nd highest tertiary education attainment rate in the EU, with 8 universities and 28 English speaking schools.

Investment

Cyprus is an investment hotspot, with ongoing large-scale infrastructure projects and a thriving oil and gas sector cementing the island's position on the investment map

Taxation

Cyprus boasts a highly advantageous EU approved tax regime, which includes corporate tax of 12.5%, 60 double taxation treaties, non-domicile principles and 0% inheritance tax.



CYPRUS

An investment hot-spot

Large-scale projects, privatisations and a burgeoning oil and gas sector are firmly placing Cyprus on the map as a hotspot for investment. Attracting foreign direct investment is at the heart of the Government's policy. It is committed to creating optimal conditions for businesses to flourish by simplifying administrative procedures, improving the tax framework, guaranteeing an open and transparent legal system and eliminating internal barriers.

Cyprus has seen considerable GDP growth for eight consecutive quarters, a result of the new incentives as well as increased activity in tourism, trade, manufacturing and real estate.

Tourism +50% ↑

Cyprus offers a tax efficient company domicile within the EU and is also emerging as an attractive location for fund managers and promoters. The number registrations of new companies has seen a solid increase since 2014.

Company Registrations +20% ↑

Tourism has long been a driving force of the Cypriot economy and arrivals as well as revenue have recently seen record-breaking numbers. Tourism arrivals are forecast to increase by 82% and revenue by 185% by 2030.

A prosperous future



First-ever luxury casino resort licensed



Huge oil and gas reserves found in its exclusive economic zone. Reserves have been estimated to be worth 300% to 3000% of GDP.

Highly favorable tax regime



Non domicile principle

12.5%

Corporate tax rate

2.5%

Intellectual Property Tax rate

0%

Tax on sale of shares

0%

Tax on dividends to shareholders

60

double taxation treaties

0%

Inheritance tax

Leading maritime hub

1st

Third-party ship management centre in the EU

3rd

Largest fleet in the EU

10th

largest merchant fleet in the world

€1b

in annual revenue

7%

of GDP

FLIGHT TIMES





CYPRUS

Real estate



The highly attractive immigration programs and of course early investors that recognise the islands significant growth potential



Cyprus has always been a magnet to foreign homebuyers due to its plethora of business and lifestyle advantages. Over the past few years the real estate market has seen significant growth, fuelled by a number of factors including the introduction of non-domicile status, additional tax incentives, the relocation of high-level staff, developments in the energy sector, highly attractive immigration programs and of course early investors who recognize the island's significant growth potential. Real estate transactions have been consistently and considerably rising for the past three years, as reflected in the figures below.

Cyprus tax system highlights

0%

Inheritance tax

0%

Immovable property tax

0%

Transfer fee
(if subject to VAT)



NICOSIA

The perfect location in the island's capital

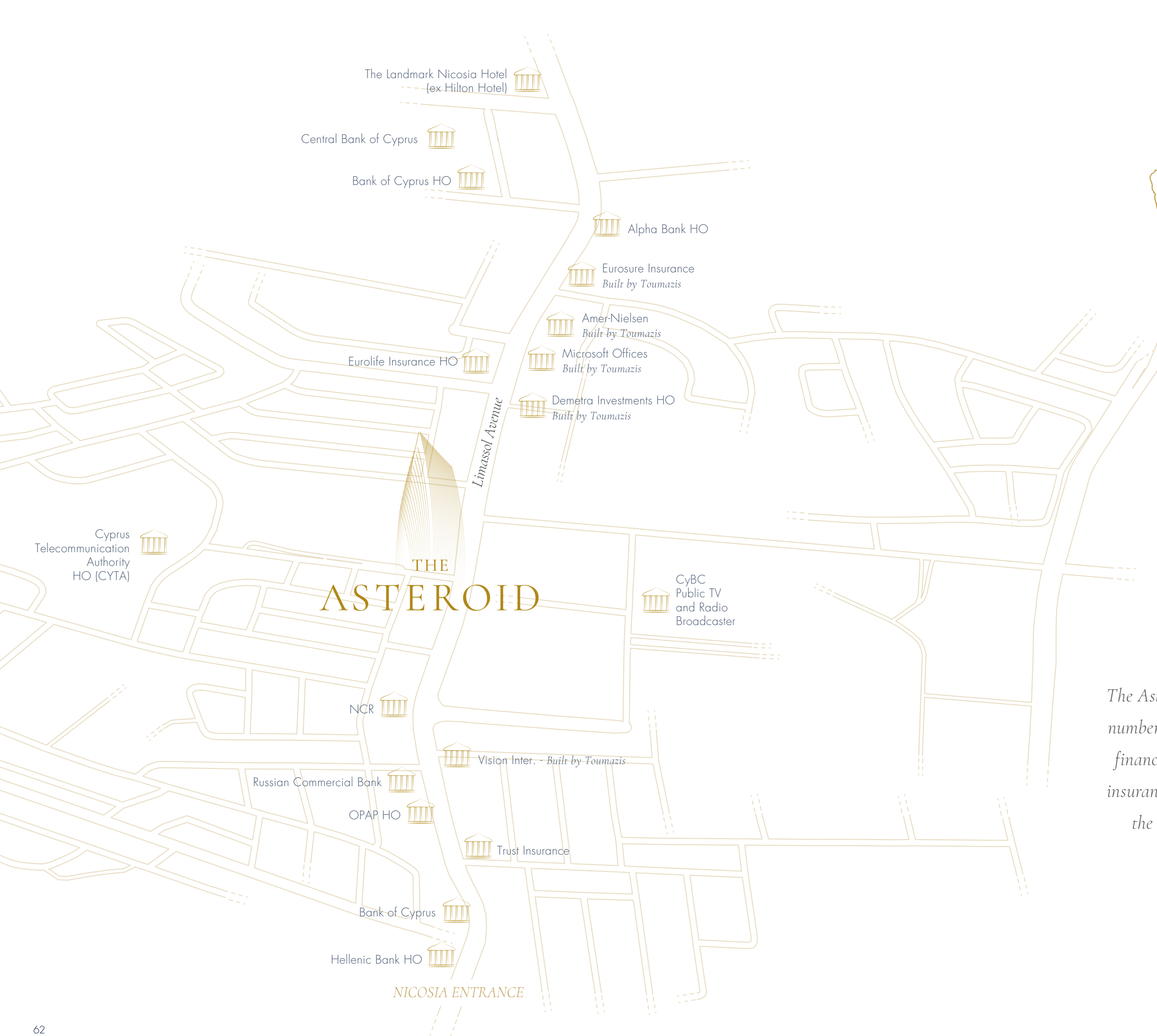


Nicosia is a mere half hour drive from some of the island's most beautiful Blue Flag beaches

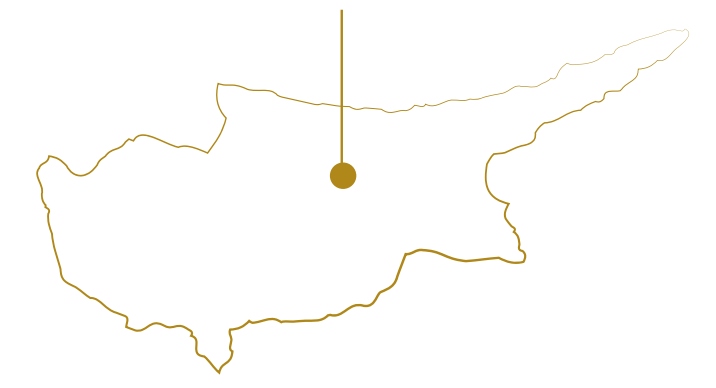
Nicosia is the capital of Cyprus, as well as the island's main cultural, business and educational hub. Its central location on the island links it to all main towns via a modern and easy to navigate highway system. Though it is not a coastal town, Nicosia is a mere half hour drive from some of the island's most beautiful Blue Flag beaches, while the cool air of the Troodos Mountains is an equally short drive away.

Nicosia residents enjoy the sophistication of living in one of the island's most cosmopolitan cities, which offers easy access to some of the best schools and universities and top of the line health facilities. Added to this is a hefty dose of old school charm and culture, thanks to the city's abundance of museums, cultural centers, and historical sites.





NICOSIA



THE ASTEROID

The Asteroid's prestigious location is home to a number of high profile organizations, including financial headquarters, educational services, insurance offices, and offers easy access to both the city center and the main motorway.

THE DEVELOPERS

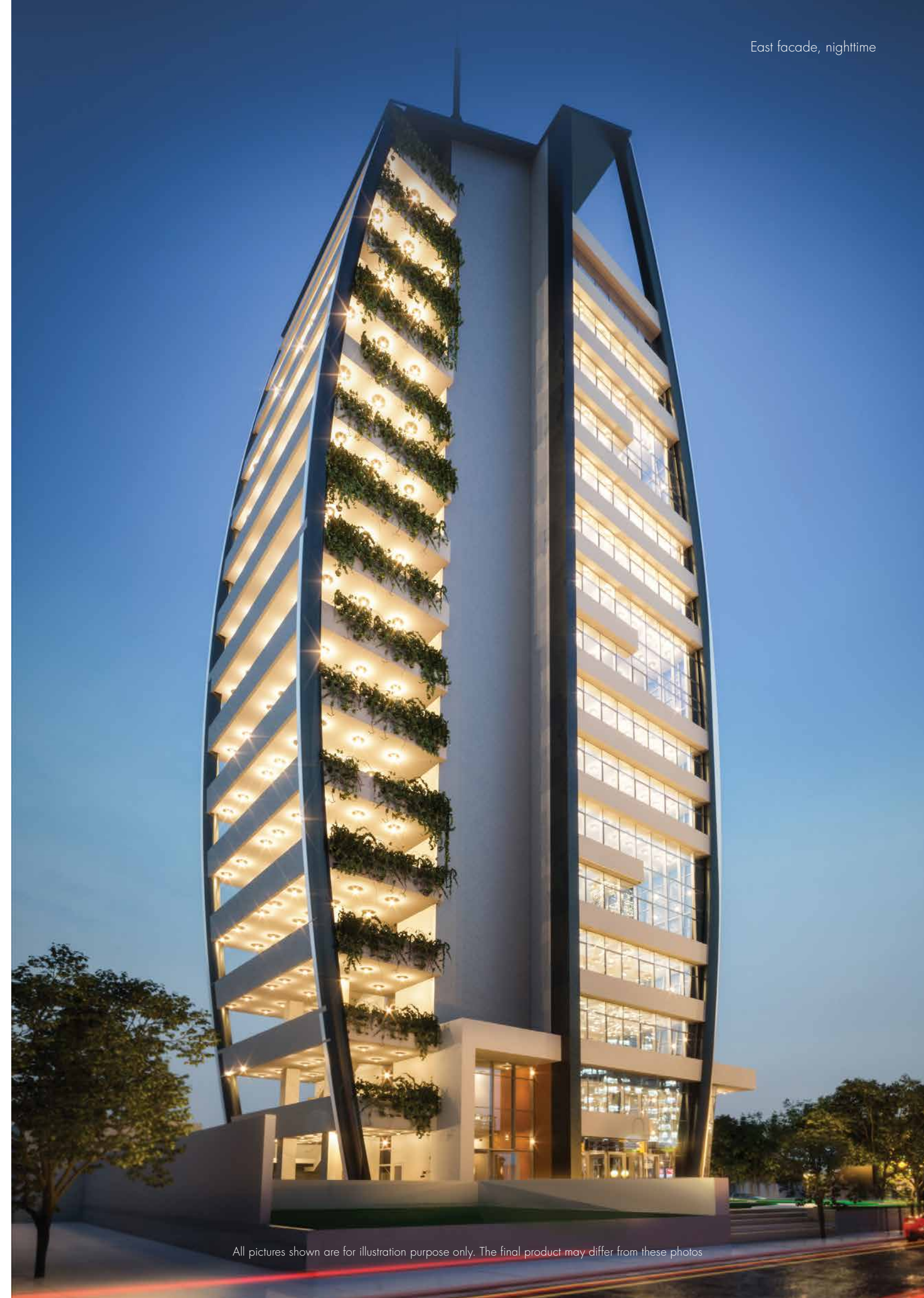
BG Waywin and C&A Toumazis

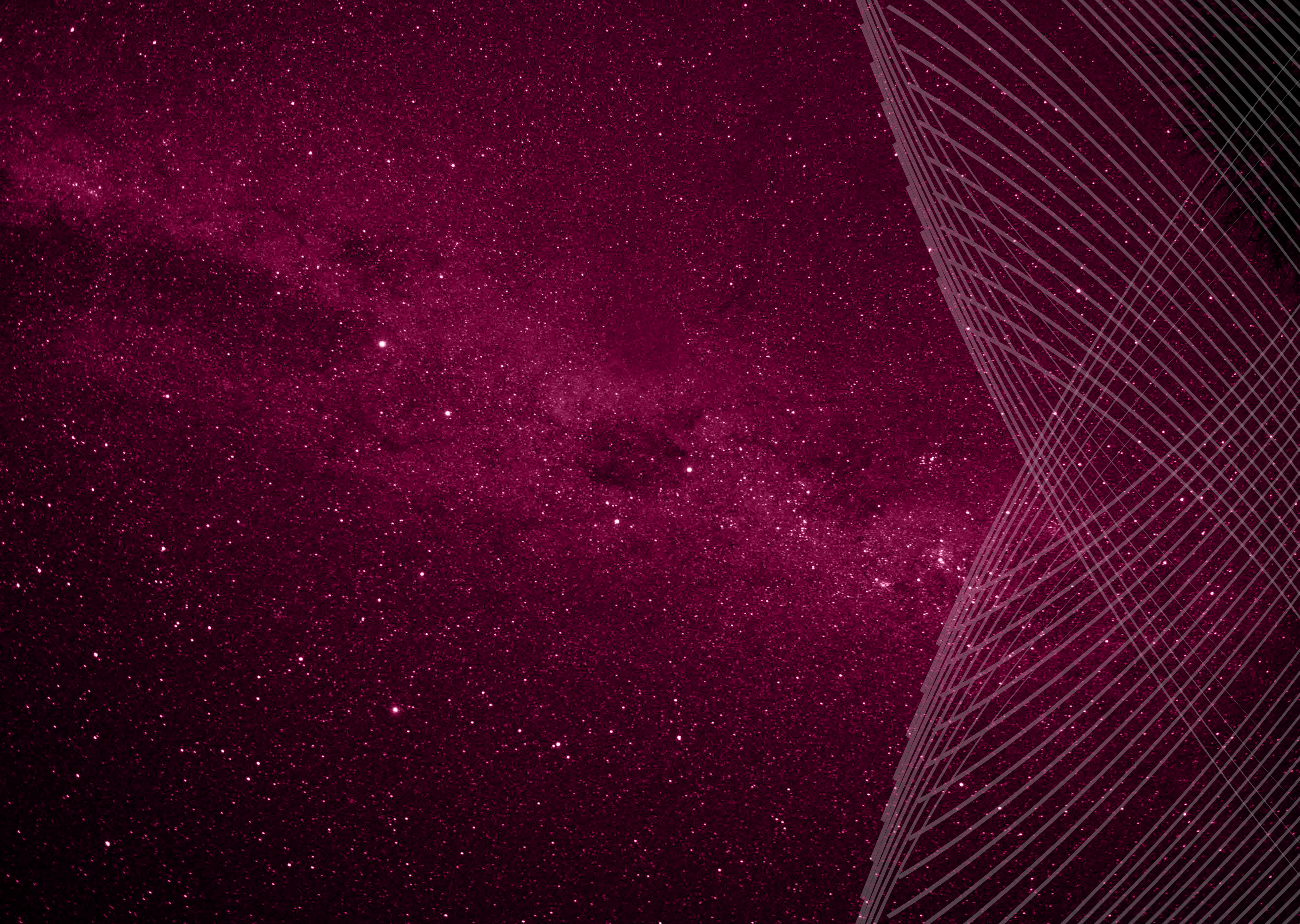
The excellent cooperation between an international investor and a local partner has made 'The Asteroid' a reality. The Asteroid is a cooperation between BG Waywin Developments Ltd (owner) and C&A Toumazis (project manager and contractor).

BG Waywin is an international development group with own funds and a numerous of successful development projects in different CIS and European countries including Cyprus. The recent successful project in Cyprus, is the commercial project known as 'BG Waywin Business Center' located in Limassol.

C&A Toumazis a privately owned Group of Companies with diverse activities in the construction industry, encompassing contracting, property development and property investment with particular specialization and expertise in building construction. The company boasts 60 years of experience and reliability in Cyprus, Greece and Qatar.

C&A Toumazis has built a number of commercial projects on Nicosia's Limassol Avenue and other locations over the past 30 years, which were sold to some of the most prominent and prestigious organizations in Cyprus like the University of Cyprus, Amer-Nielsen World research, Eurosire Insurance, Galatariotis Group, Eurobank, Vision International, Demetra Investments and many more.







THE
ASTEROID

C&A TOUMAZIS
CONSTRUCTION & CIVIL ENGINEERING

WAYWIN

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