



# NUCLEUS

REVOLUTIONISING WORKSPACES





Tor Properties is redefining high-end commercial spaces in Limassol, by merging prime locations with modern office solutions. Our developments foster an ideal environment for businesses to flourish.

Experience a working life transformation within spaces carefully designed to cater to diverse business requirements. Adhering to LEED standards, these office environments reflect our commitment to sustainability, offering a workspace that is both eco-friendly and forward-thinking.





# STRATEGICALLY POSITIONED

Tor Properties' developments are strategically located in prime areas with high demand, offering direct access to highways and convenient proximity to the city center and the seafront.

## INSPIRED WORKING

Introducing Nucleus, a state-of-the-art business centre boasting a prime Limassol location. Strategically situated for easy of access, the development is next to the highway and close to both the city centre and the seafront.







## TOWARDS LEED ACCREDITATION

Nucleus sets new standards for sustainable office environments with its eco-friendly design and efficient resource use. Targeting Gold LEED certification, the project incorporates energy-saving technologies and sustainable practices in every detail.

LEED (Leadership in Energy and Environmental Design) is a globally recognised sustainability standard. At Nucleus, strict green building standards were followed throughout construction, exemplifying responsible building while enhancing energy efficiency and environmental care. This strategy not only saves resources but also creates a healthier, more productive workplace.

## KEY FACTS

Spanning 10,292 square meters across six floors of exceptional quality and custom design, Nucleus comprises spacious, open-plan office spaces, meeting rooms, extensive common areas and ample high-end facilities, all anchored by a grand entrance lobby.

Seamlessly integrated technology includes CCTV, a photovoltaic system and smart automation. These advanced features ensure a modern, environmentally-friendly workspace that enhances productivity and fosters success.





## NUCLEUS BUSINESS CENTER

Nucleus boasts an extensive range of top-notch facilities. Step into the luxurious, naturally lit reception, with its secure access and spacious lounge. Or enjoy the beautifully landscaped gardens, inviting rooftop and lush internal courtyard.

Parking is ample, with 116 spaces across basement and surface areas. Nucleus also includes 31 covered bicycle parking spots in keeping with our sustainability commitments. The building upholds all essential security, fire safety and ventilation standards, while changing rooms with showers are available for tenant convenience.

## COMPREHENSIVE PROPERTY MANAGEMENT SOLUTIONS

Tor Properties offers dedicated property management services. Designed to make your life easier, our expert services maintain your assets and optimize investments for maximum value. Overseeing all aspects of property care, at our commercial properties, your investment is in safe and capable hands with Tor, providing peace of mind for a hassle-free ownership experience.







Molos

Limassol  
Marina

Aktaia Odos

Limassol  
Port

  
NUCLEUS

Omonoias Avenue



AI Highway

St Raphael  
Marina

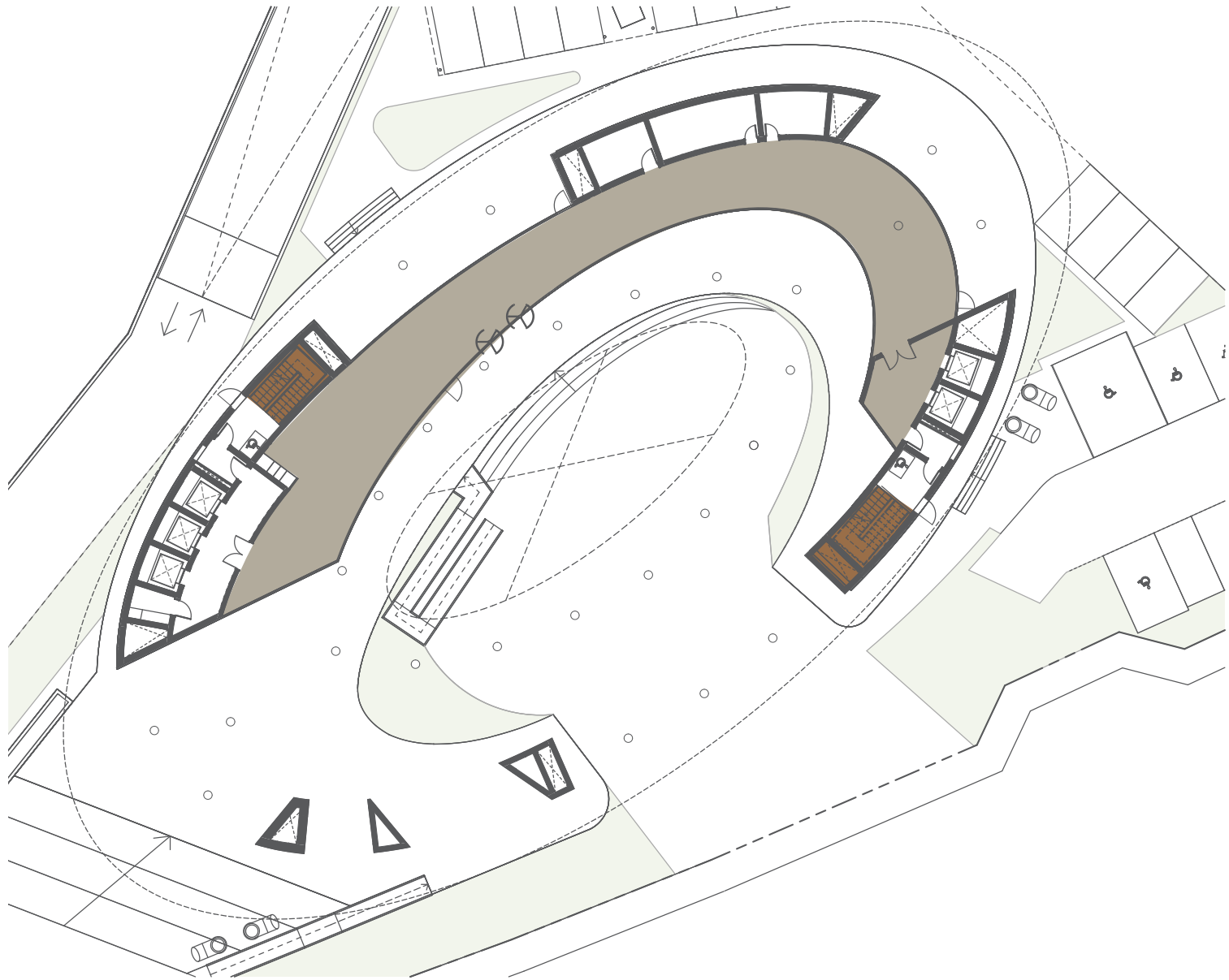
Coastal Road



Omonoias Avenue

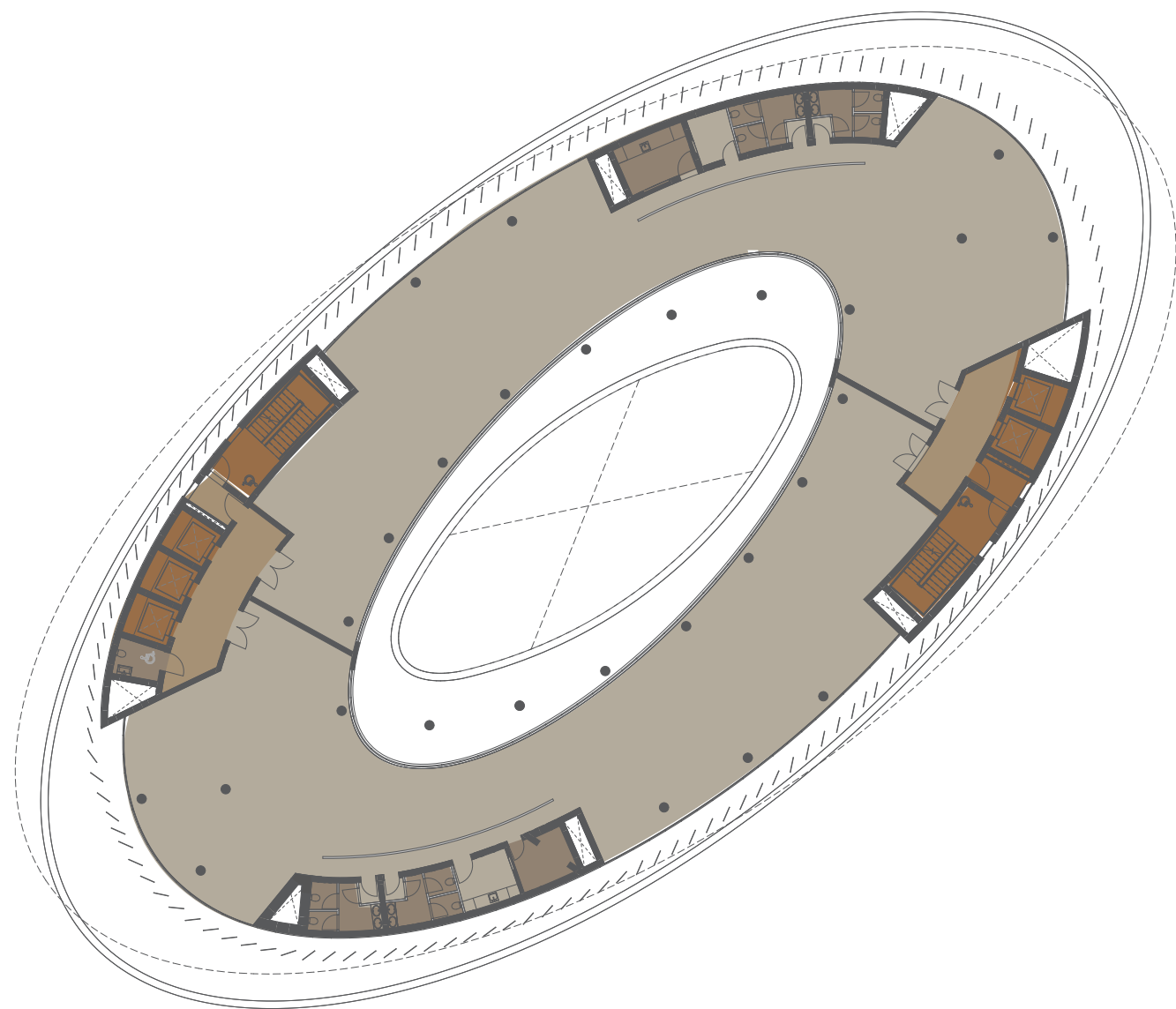












# GROUND FLOOR

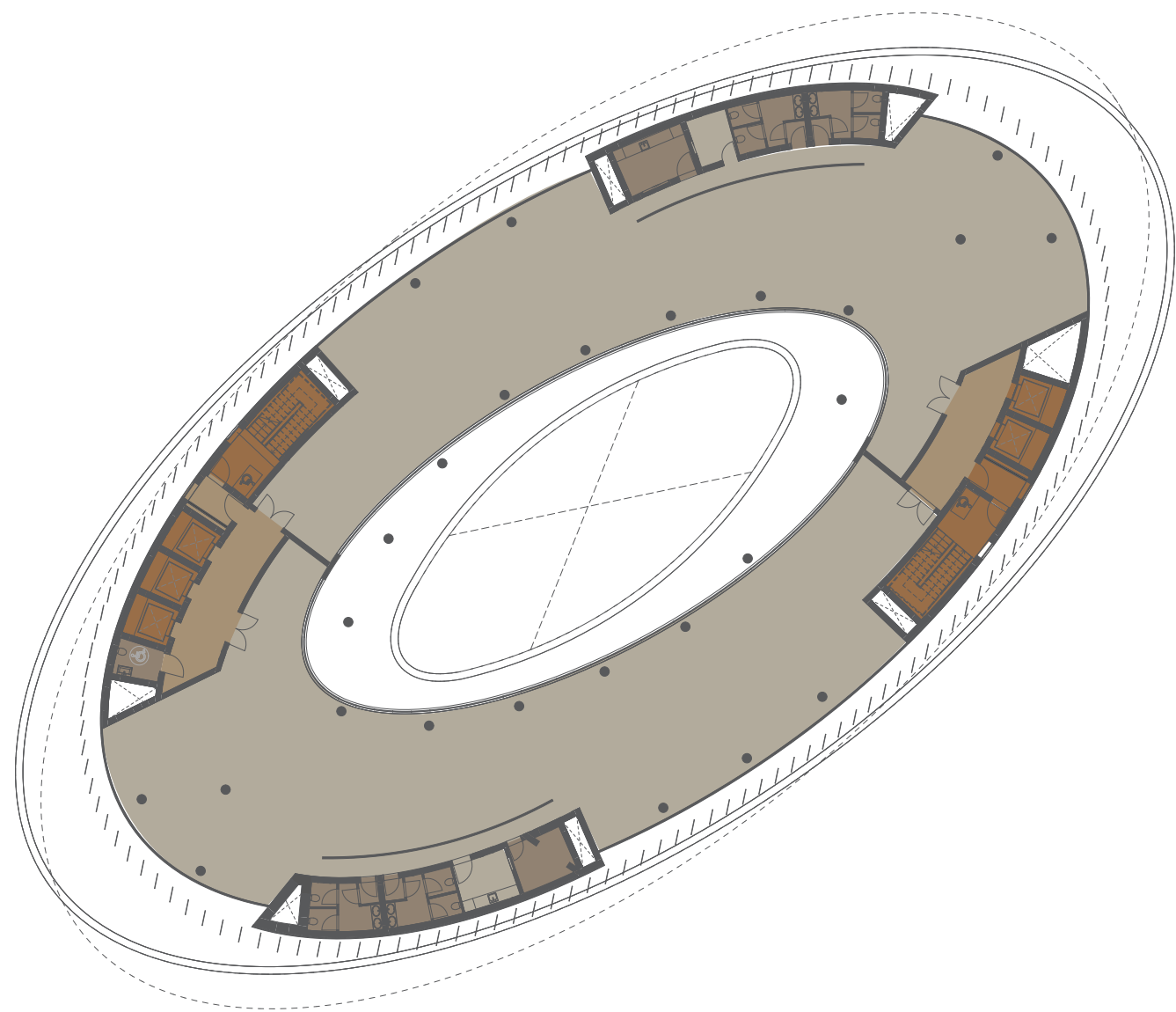
- Lobby 300 m<sup>2</sup>
- Circulation 45 m<sup>2</sup>









## 1st | 3rd | 5th FLOOR PLAN

	Office Area 1	474 m <sup>2</sup>
	Office Area 2	469 m <sup>2</sup>
	Landing/Office 1 Reception	51 m <sup>2</sup>
	Landing/Office 2 Reception	51 m <sup>2</sup>
	Kitchen/Toilet	66 m <sup>2</sup>
	Circulation	45 m <sup>2</sup>





## 2nd | 4th FLOOR PLAN

	Office Area 1	467 m <sup>2</sup>
	Office Area 2	470 m <sup>2</sup>
	Landing/Office 1 Reception	51 m <sup>2</sup>
	Landing/Office 2 Reception	51 m <sup>2</sup>
	Kitchen/Toilet	66 m <sup>2</sup>
	Circulation	45 m <sup>2</sup>

## SCHEDULE OF AREAS

Floor	Office Area 1 m <sup>2</sup>	Office Area 2 m <sup>2</sup>	Lobby m <sup>2</sup>	Landing/ Office Reception 1 m <sup>2</sup>	Landing/ Office Reception 2 m <sup>2</sup>	Kitchen/ Toilets m <sup>2</sup>	Circulation m <sup>2</sup>	Parking/ Storage/M&E m <sup>2</sup>	Total Areas m <sup>2</sup>
Basement	-	-	-	-	-	317	184	3528	4,029
Ground Floor	-	-	300	-	-	-	45	63	408
1 Floor	474	469	-	51	51	66	45	-	1,156
2 Floor	467	470	-	51	51	66	45	-	1,150
3 Floor	474	469	-	51	51	66	45	-	1,156
4 Floor	467	470	-	51	51	66	45	-	1,150
5 Floor	474	469	-	51	51	66	45	-	1,156
<b>Total</b>	<b>2,356</b>	<b>2,347</b>	<b>300</b>	<b>255</b>	<b>255</b>	<b>647</b>	<b>454</b>	<b>3,591</b>	<b>10,205</b>







## ENQUIRE TODAY

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Website: [www.tor.cy](http://www.tor.cy)

Please note that the images and floor plans depicted in this brochure are intended for illustrative purposes only. They may not accurately reflect the final design or specifications of the property. We reserve the right to alter specifications and layouts as required during the development phase. All information is subject to change without notice, with updates provided to buyers as they happen.