

ONE

ONE-OF-A-KIND

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RESPECT IS THE FOUNDATION OF DESIGN.

ONE is 37 storeys of sophisticated design intelligence. Every aspect of the building's structure, detailing and finish plays to the location's natural advantages.

ONE delivers luxury to the lives of its occupants without any compromise to architecture, aesthetics or the environment. The building's orientation and shape, use of daylight, ventilation, shading, shell insulation and water recycling all provide opportunities to innovate and deliver a refined living experience.



ONE

THE TALLEST BUILDING IN CYPRUS AND THE TALLEST
RESIDENTIAL SEAFRONT TOWER IN EUROPE

37
LEVELS

170m
IN HEIGHT

87
APARTMENTS
ONLY 5 REMAIN UNSOLD

260
CONSULTANTS

36,580m²
GROSS FLOOR AREA

3 LEVELS
OF WORLD-CLASS
FACILITIES

1. ICONIC DESIGN

The design of the tower has been carefully considered and built to maximise its enviable location.

With just three apartments per floor, each home has guaranteed sea views from the living area and city with distant mountain views from the bedrooms.

The design process to develop such a monumental building took many years of planning with experts unified in an approach to bring the tallest tower in Cyprus to life. Many studies were performed in the development process and their results incorporated into the design. Studies include;

- Wind
- Environmental
- Acoustic
- Geological
- Geotechnical analysis
- Fire compartmentation and CFD
- Façade and access (maintenance)
- Pile Testing
- Traffic analysis



2. ENVIABLE LOCATION

Situated in a prime location on the 28th October Avenue, opposite a blue flag beach and the glistening Mediterranean sea, ONE is Limassol's most prized address with a vibrant cosmopolitan city on your doorstep.

Within walking distance, there is a unique blend of chic boutiques and a glamorous café society full of beach-club sophistication. The modern cosmopolitan playground is juxtaposed with the country's most thriving business district and the city's medieval quarter full of historic narrow streets, local tavernas and colonial-era architecture.



3. PRIVACY & SECURITY

Security and the privacy of residents is a priority at ONE. There are a number of smart technologies to protect the building and its residents around-the-clock.

Systems such as access control and video security have been integrated connecting the front entrances and elevators with key card readers for seamless access rights for those granted entry. Other security and privacy measures, for residents only, include;

- Private underground and gated parking
- 24-hour manned security
- Private facilities and amenities





4. SAFETY

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The safety of our residents is of paramount importance and the design of the building incorporates many protection features.

- The walls, entrance doors, floors and even the wallpapers have been selected or specially designed to resist and stop the spread of fire and smoke, so that should a fire occur it is contained
- The systems implemented not only meet but surpass fire regulations. Throughout the building there are extra fire and smoke detectors, automatic sprinklers and a fire proof elevators
- The OIKOS apartment entrance doors have a unique specification that includes a Class 3 break-in resistance, 38dB acoustic abatement, fire rating EI 120 minutes, enhanced thermal insulation and a pivot system to perfectly combine technology and design
- There are 3 lifts within the building, one adapted for emergencies purposes

5. CLIMATE CONSIDERATIONS

Intelligent passive design solutions have been implemented to reduce energy consumption and minimise the solar impact of the hot Mediterranean climate.

Solar shading studies and computational geometry tools were used to help develop the shell and shade the deep balconies protecting the apartments from sunlight.

This helps to improve the quality of life with an indoor/outdoor living experience while reducing the need for mechanical plant and ultimately lowering running costs.





6. COOL AESTHETIC

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Our MEP engineers proposed the use of a centralised, combined heating, cooling and hot water generation solution that takes advantage of both heat and cooling recovery to increase the energy efficiency of the building. It also eliminates the requirement for unsightly condensing units on the apartment balconies.

Inside, the system offers a seamless invisible aesthetic where everything is subtly built-in, providing a more thoughtful approach to the living experience. For example the DALKIN VRV system has linear slot diffusers and advanced features such as smart controllers allowing you to alter each zone individually.

7. ACOUSTIC PERFORMANCE & SOUND BLOCKING

ONE appointed Acoustic consultants for the design and supervision of sound insulation, room acoustics and building service noise control. Their brief was to establish noise criteria, by defining the maximum noise levels that should not be exceeded in a given space and develop bespoke systems to block sound from entering or leaving. Considerations included:

- Noise transmitted from outside sources (traffic, aircraft) as well as from inside sources (mechanical installations, adjacent room activities)
- Surface treatment and material selection during the design of the room to significantly improve the hearing environment.
- Heating, ventilation and air conditioning noise (HVAC), a common cause of distraction in any venue. Noise and vibration, generated during operation of such installations, is propagated through ductwork, pipelines and walls.

Design features, noise attenuators, acoustic silencers, acoustic ducts and acoustic drywall partitions were all applied during the construction phase, they are invisible to the eye but they make a big impact to the interior living experience.

8. MATERIAL SELECTION

As you would expect from a building of this calibre the materials have been carefully selected and are not only of premium quality but also highly functional using the latest advanced technologies to ensure our residents lives are enhanced. A few examples of the premium brands and materials used include:

- Vitrocsa glass door, a Swiss aluminium system with the world's slimmest sight lines and 22mm profiles. They were chosen for their combination of structural glazing and pure precision. Rollers are fitted into the tracks on saline treatment ball bearings, allowing an easy smooth sliding operation and the low depth threshold allowing a flush installation with the floor
- CaesarStone®, a quartz surface which is the ultimate combination of nature and technology, with four times the strength of granite. Non-porous, scratch and stain resistant. CaesarStone retains its beauty without sealants or waxes and is almost maintenance-free.
- ArcLinea, kitchens dedicated to personal luxury, for everyday use but always appearing extraordinary. Gamma is a 'kitchen concept' that provides simple, flexible, clear answers to real design needs, the finish integrates simplicity with substance, design and clean architecture.



9. MAINTENANCE

ONE has a comprehensive maintenance plan which is managed by a specialist company. They are employed for their expertise to insure and maintain the tower so that your property is always kept to the highest standard.

There is an onsite housekeeping team with extensive experience in 5-star hotels who are there to ensure that the interior of your property is kept in perfect condition and always ready for your arrival.

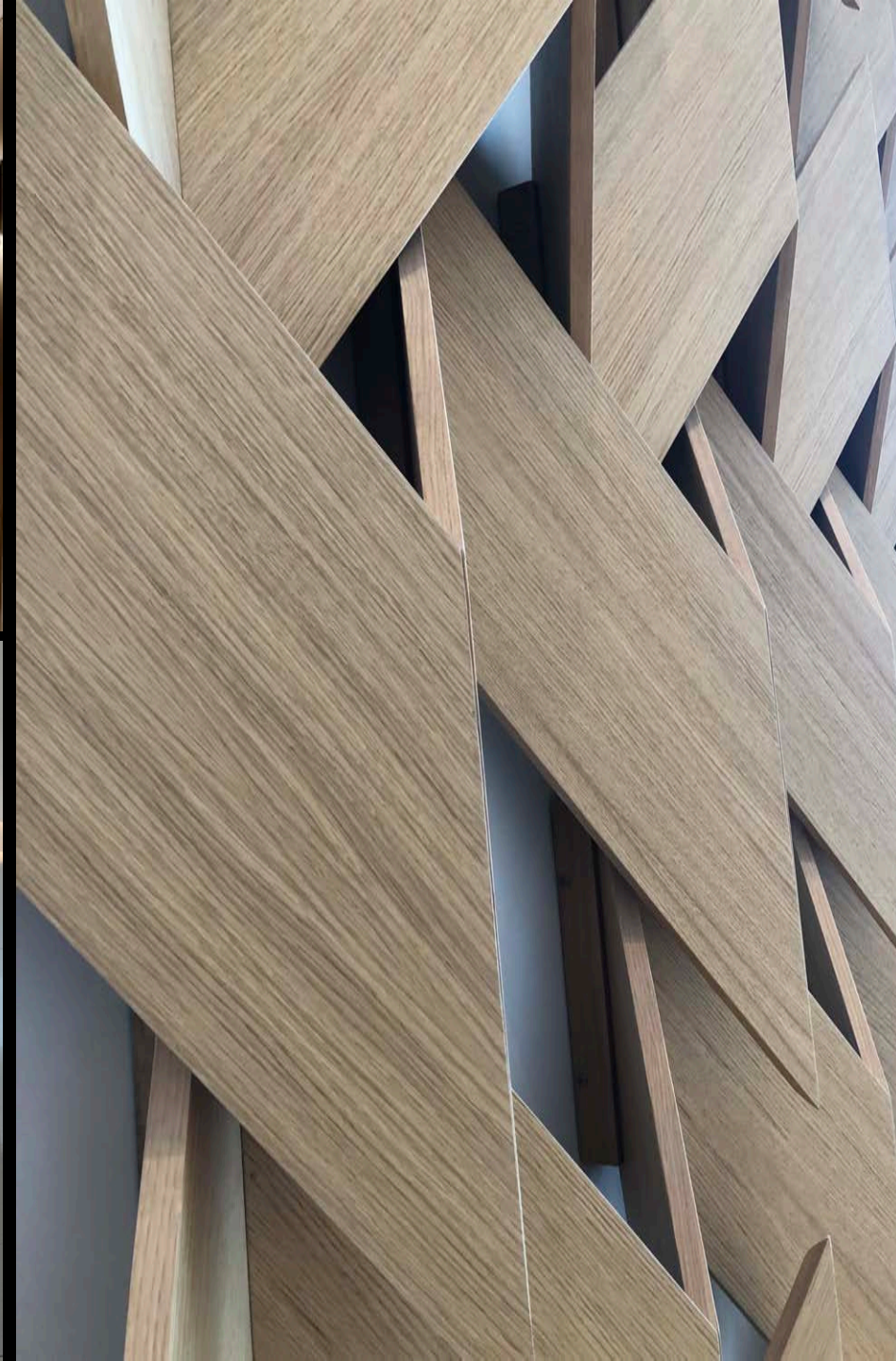
There is also an integrated Building Maintenance Unit (BMU crane) and specially trained abseiling team to maintain the complex façade, exterior luvures and windows.



10. UPLIFTING AREAS

Attention to detail is what truly sets ONE apart. A world-class international team driven by a unified vision to create not just an iconic but ground-breaking development has resulted in generous refinement and extraordinary detailing.

Design and attention to detail can be seen in every angle, from the marble lined pool and sundeck to the external travertine flooring, bespoke lighting sculptures and exquisite furniture in the reception and communal areas. Quality is evident throughout the building and provides a refined relaxed atmosphere.



11. FACILITIES & SERVICES

Within the walls of ONE, residents have exclusive access to exceptional private facilities and services.

The spa is a haven of peace with sophisticated treatment rooms and two saunas. The pool and childrens pool has voluminous sundecks and planted terraces. The state-of-the-art gym with Life Fitness machinery and a 24-hour reception with personalised concierge service, all contribute to a sense of privilege.

In addition to the onsite facilities, homeowners benefit from 3 years complimentary membership to Minthis. This luxury lifestyle destination, inspired by nature, is just 40 minutes away located just outside of Pafos, with a range of world-class facilities and many other cultural and outdoor pursuits.

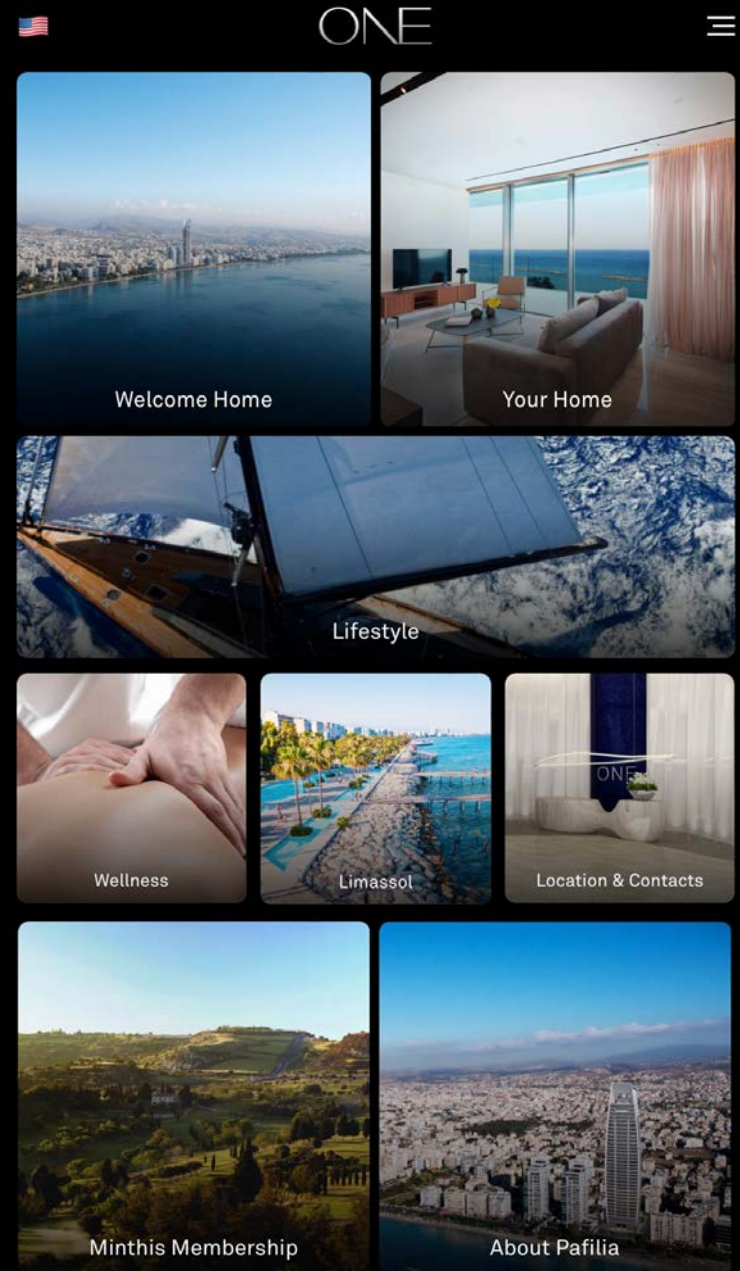
18-hole championship golf course | golf academy and training facilities | destination wellness spa | sports ground with tennis courts, paddle courts, multifunctional court | childrens adventure playground | jogging and cycling routes



12. HOME BENEFITS

The residents of ONE are provided with an iPad with pre-installed App and functions that provide easy access to information.

From the manuals and warranties for the electrical appliances to useful information about the building and local points of interest. This is a system to help organise and keep all elements of your new home in one place.



EVERY ASPECT OF ONE HAS BEEN CAREFULLY
CONSIDERED AND DESIGNED WITH YOUR
COMFORT AND CONVENIENCE IN MIND.

ONE IS NOT JUST A HOME, IT'S A LIFESTYLE
CHOICE.





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