

Material Catalogue

P A C K A G E

# Commercial

Core & Shell Office Accommodation

**squareone**

Rev. 01 · July 2026

# Scope of Delivery

What this catalogue covers

## DELIVERED FINISHED BY THE DEVELOPER

- Building structure, envelope and roof
- Common areas, circulation, entrance lobby and core
- Main entrance door to each office premises
- Sanitary facilities within the premises — two per unit
- Kitchen within the premises — one per unit
- Balconies and verandas
- Primary services brought into and terminated within the premises

This catalogue illustrates the finished elements only. The open office area is delivered unfinished for completion by the Purchaser — see *Open Office Area*. Refer to the Technical Specification — Commercial for the full contractual scope.

## DELIVERED AS SHELL — PURCHASER’S FIT-OUT

- Internal partitions and their doors
- Suspended ceilings and acoustic treatment
- Raised access flooring
- Wall and floor finishes to the open office area
- Light fittings, controls and small power beyond the board
- Air conditioning units, terminals and controls
- Data, CCTV, access control and security installations

# Building Structure & Envelope

|                 |                                                                                                                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Frame           | Reinforced concrete frame and slabs, designed to the Eurocodes with the Cyprus National Annexes, including seismic design, and for imposed loadings appropriate to office occupancy                                  |
| Façade          | Thermally insulated, with double-glazed, thermally broken aluminium windows in anthracite grey, powder-coated, with safety glazing where required, provision for mosquito net, and external shading where applicable |
| External finish | Grafiato acrylic textured render system, light grey-beige, colour from the manufacturer’s standard range                                                                                                             |
| Roof            | Insulated and waterproofed, laid to falls, with rainwater drainage and a manufacturer’s system warranty                                                                                                              |
| Plant zone      | Designated, with structural provision for air conditioning condensers                                                                                                                                                |

All works are executed in accordance with the Building Permit, the approved drawings and the Cyprus legislation, regulations and standards in force at the date of the Building Permit — including the Eurocodes, the energy performance requirements and the requirements of the Cyprus Fire Service, the Electricity Authority of Cyprus and the competent Water and Sewerage Boards.



# Materials

Core palette



MARBLE

Crema Royal  
Finish: Honed  
Common areas & core



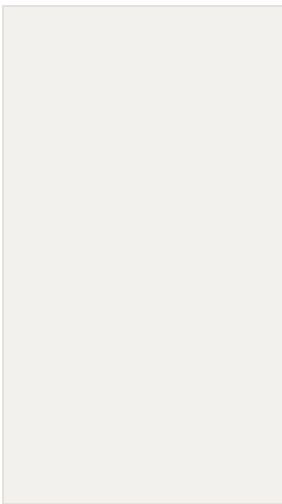
CERAMIC TILE

Cifre Cerámica  
Munich · White  
600 × 600 mm  
Sanitary & kitchen



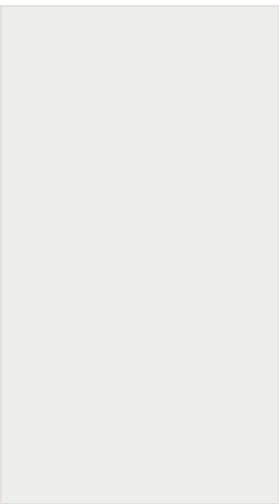
CERAMIC TILE

Cifre Cerámica  
Overland · Sand  
600 × 600 mm  
Balconies & verandas



CARPENTRY

Melamine  
White Matt / Gloss  
Surface: Silk — Smooth  
Domus / Ergohome /  
Dimodoors



TECHNOGRANITE

White Zenith  
Surface: Polished  
Worktop & splashback,  
20 mm  
Michaelides Marbles



FIXTURES

Brassware & ironmongery  
Finish: Chrome

# Common Areas

Lobby · Circulation · Core



# Common Areas

## Entrance Lobby & Circulation

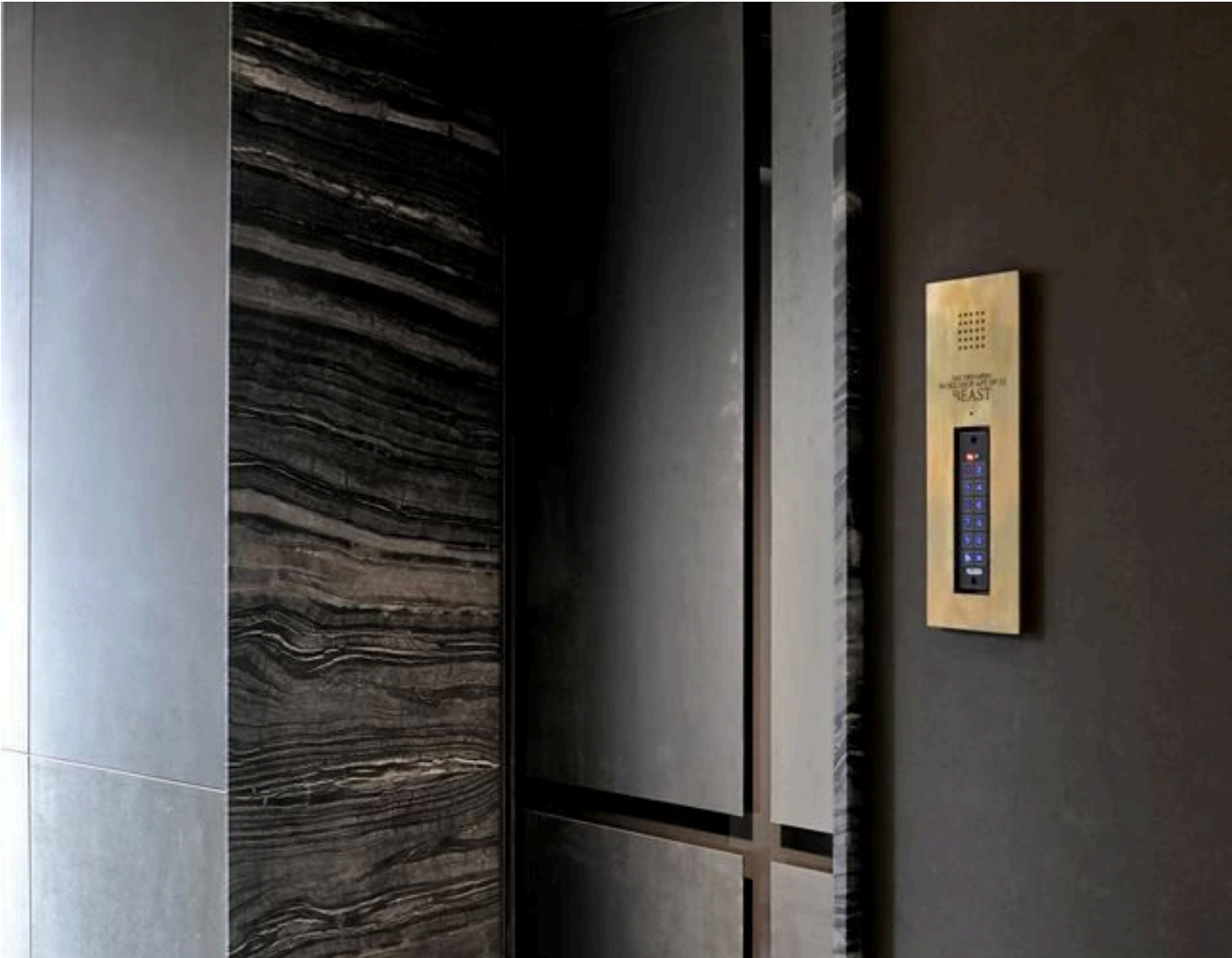
|          |                                                                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor    | Crema Royal marble tiles, honed, 600 × 600 mm                                                                                                       |
| Walls    | Crema Royal marble to the entrance lobby, 600 × 600 mm; plastered and painted in white matt — SIGMA Coatings — to lift lobbies and common corridors |
| Skirting | Matching marble, 300 mm high                                                                                                                        |
| Trim     | 1 × 1 cm recessed shadow trim — ground floor lobby only                                                                                             |
| Ceilings | Finished, with access to concealed services                                                                                                         |
| Supplier | C. Michaelides                                                                                                                                      |

At the ground floor lobby the skirting is recessed and aligned with the wall finish. To all other lobbies the skirting is marble, 300 mm high, and is not recessed or aligned with the wall finish.



# Common Areas

Lift & Vertical Circulation



|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| Lift architrave | Marble, 20 mm thick, forming door reveals and head, projecting 20 mm from the wall finish           |
| Passenger lift  | European manufacturer, CE marked to EN 81-20 / EN 81-50                                             |
| Car & landings  | Stainless steel finishes with digital indicators                                                    |
| Accessibility   | Accessible car and controls                                                                         |
| Safety          | Automatic rescue device on mains failure                                                            |
| Escape stair    | Reinforced concrete within a fire-rated enclosure, with fire doors, non-slip finishes and handrails |

# Common Areas

## Lighting & Emergency Provision



**EMERGENCY LIGHT**

Finish: White  
Ø 9.78 × H 3.35 cm recessed  
Ø 9.78 × H 5.05 cm ceiling mounted  
Location: Stairwell



**EXIT SIGN**

L 23 × W 3 × H 7 cm  
Location: Lobby



**CEILING MOUNTED — W/P**

Brand: Lampcy  
3000K, metal white, 40W  
Ø 10.8 × H 6 cm  
Location: Staircase / entrance pathway



**WALL MOUNTED — W/P**

Brand: Francy Op  
Finish: Aluminium white  
L 30 × D 8.5 × H 13 cm  
Location: MEP area



**LINEAR CEILING MOUNTED — W/P**

Brand: Lampcy  
3000K, white  
L 200 × H 11 cm  
Location: Parking

Supplier: H. Tsoukkas. Common area lighting is LED throughout with automatic control, together with emergency escape lighting and exit signage as required by the approved fire strategy. Recessed fittings installed in false ceilings and all common-area fittings are provided and installed by the Developer.

# Common Areas

## Building Entrance & Access



### AUDIO & VIDEO INTERCOM

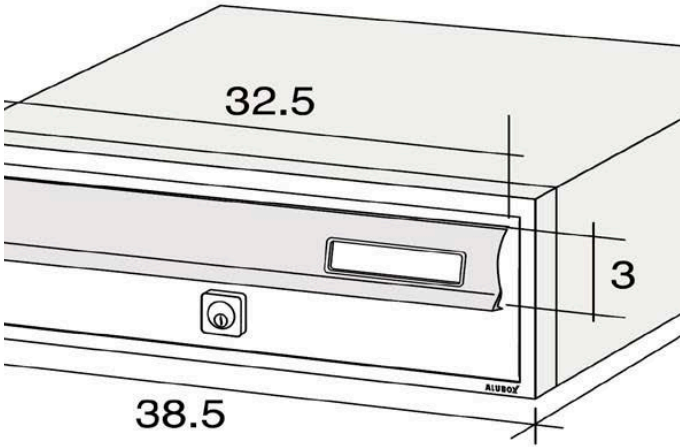
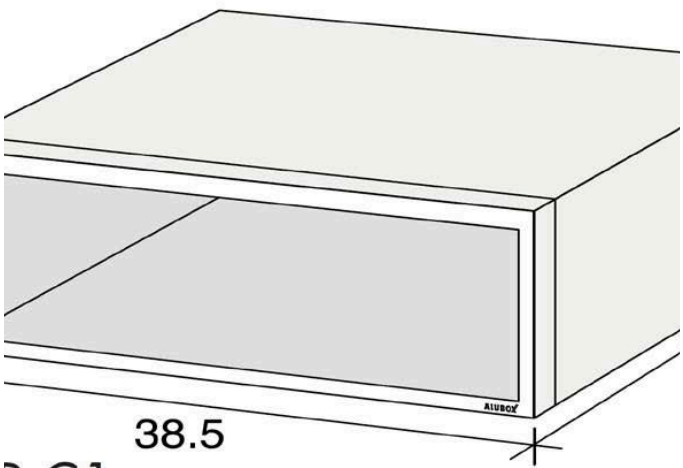
Code: D-NAKE S414

Installation: Surface mounted

176 × 85 × 29.5 mm

Location: Ground floor entrance gates

|                      |                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------|
| Entrance to premises | Fire-rated to the standard required by the approved fire strategy, with intumescent and smoke seals |
| Ironmongery          | Hinges, self-closer, lever handles, lockset and cylinder, door stop and unit numbering              |
| Access control       | Electric strike and cabling provided for the Purchaser’s future access control                      |
| Letterboxes          | Alubox Modular C1, incorporated into the letterbox arrangement of each project                      |
| Signage              | Brushed stainless steel numerals, approximately 6 cm high                                           |
| Accessibility        | Step-free approach and accessible lift, with an accessible restroom at each office premises         |



Alubox Modular C1 completa - MODULAR 1 cor



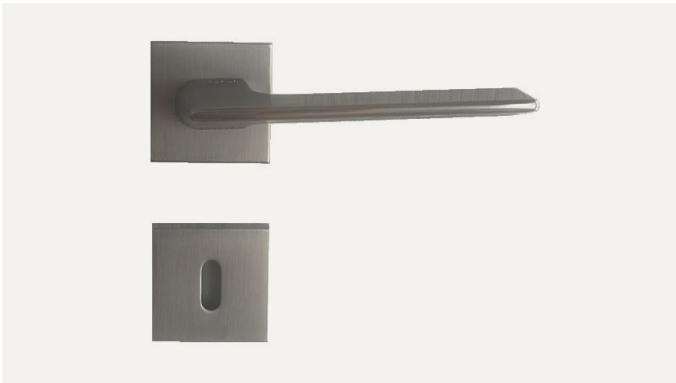
# Doors & Hardware

Entrance to the premises and doors within



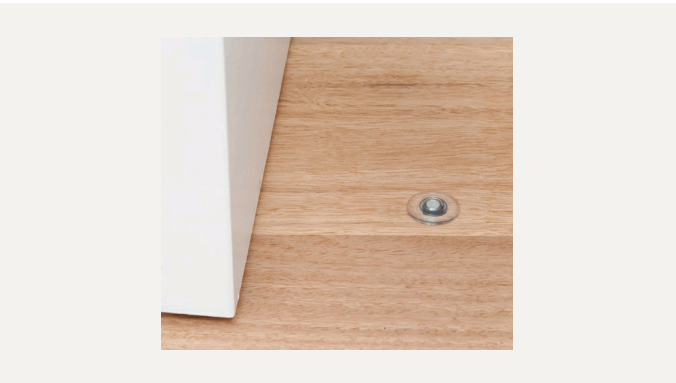
**ENTRANCE DOOR PULL HANDLE**

Finish: Matte black, squared edges  
Length: 120 cm  
Supplier: Andreas Kokkinos



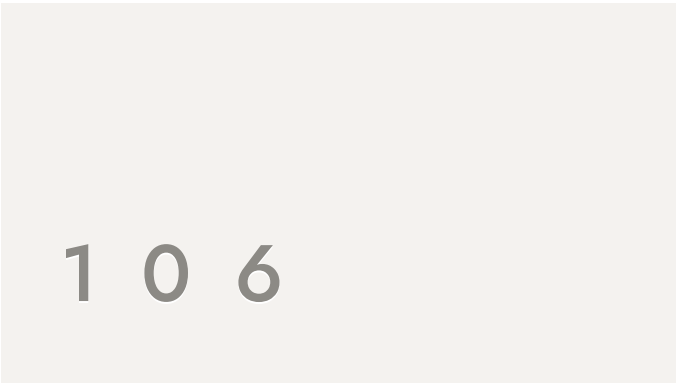
**INTERNAL DOOR HARDWARE**

Brushed stainless steel lever  
Square rose and key escutcheon  
Code: 034119  
Supplier: Yianniakis Kokkinos



**DOOR STOPPER**

Clear floor-mounted  
Brushed stainless steel insert  
Supplier: Panicos Elia



**UNIT SIGNAGE**

Brushed stainless steel numerals  
Glued directly onto the wall  
Approximate height: 6 cm

The main entrance to each office premises is fire-rated to the standard required by the approved fire strategy, with intumescent and smoke seals, and is supplied and installed by the Developer complete with hinges, self-closer, lever handles, lockset and cylinder, door stop and unit numbering. Internal door hardware applies to the doors serving the sanitary and kitchen facilities within the premises. Doors to the Purchaser’s partitions are not included.

# Sanitary Facilities

Fully finished within the premises



# Sanitary Facilities

## Finishes

|                  |                                                                                                               |
|------------------|---------------------------------------------------------------------------------------------------------------|
| Provision        | Two restrooms per unit, constructed, enclosed and delivered complete and operational, ready for immediate use |
| Enclosure        | Walls built and finished by the Developer, with a door complete with ironmongery                              |
| Walls            | Cifre Cerámica — Munich, White, 600 × 600 mm, full height                                                     |
| Floor            | As walls, slip-resistant, on a waterproofed substrate                                                         |
| Trim             | Tile trim, 45-degree edge                                                                                     |
| Ceiling          | Plasterboard, painted white matt — SIGMA Coatings, with access to concealed services                          |
| Ventilation      | Mechanical extract ducted to the riser                                                                        |
| Hot water        | Electric water heater with thermostatic control                                                               |
| Power & lighting | Lighting, switching and socket outlets installed and connected within the restroom                            |
| Sanitaryware     | European brand, installed and commissioned, with dual-flush cisterns and isolating valves to each fitting     |
| Accessibility    | An accessible restroom is provided at each office premises in accordance with the applicable regulations      |



CERAMIC TILE  
Collection: Munich  
Colour: White  
600 × 600 mm  
Supplier: P. David

# Sanitary Facilities

Sanitaryware, Brassware & Accessories



WALL HUNG TOILET

MODI Magenta  
Code: MD2353  
Finish: White gloss  
Rimless · W360 × D535 × H360



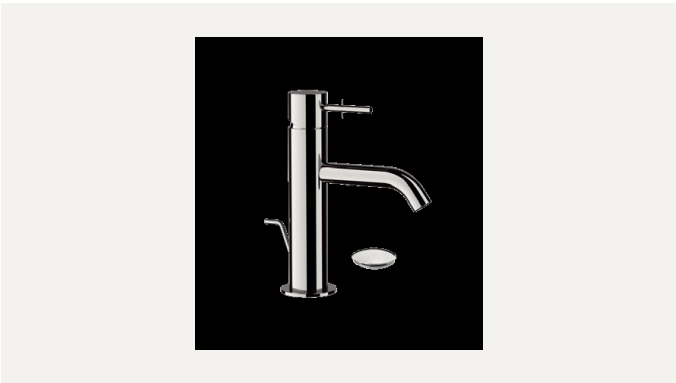
FLOORSTANDING TOILET

MODI Blue BTW  
Code: MD3381  
Finish: White gloss  
Rimless · W360 × D560 × H400



BASIN FURNITURE SET

COY  
Finish: White gloss  
W 600 × D 450 mm



BASIN MIXER & WASTE

TOKYO — Signature  
Code: TX605  
Finish: Chrome  
H 18 cm · single-lever, click-clack waste



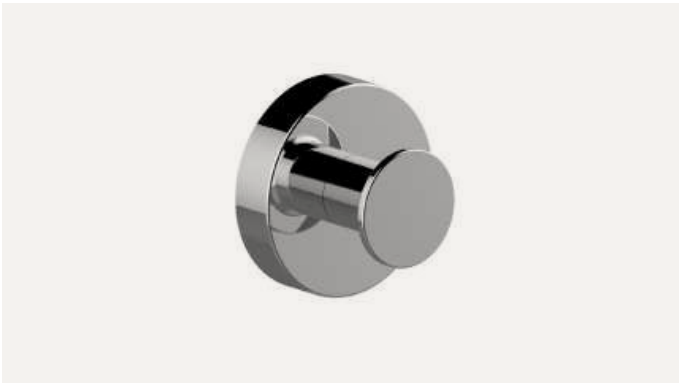
SINGLE TOWEL BAR

MODI Barcelona  
Code: LM1402-19(60)  
Finish: Chrome



TOILET PAPER HOLDER

MODI Barcelona  
Code: LM1402-11A  
Finish: Chrome  
Without cover



ROBE HOOK

MODI Barcelona  
Code: LM1402-10  
Finish: Chrome  
x1 for hand towel



MIRROR

4 mm clear glass  
Frameless  
Width to suit vanity

Supplier: P. David. Dual-flush cisterns with concealed TECE chrome flush plate and isolating valves to each fitting. Where a reverse beam is present along the wall a wall-hung WC cannot be installed; a floor-standing WC with concealed flush plate is provided instead.

# Sanitary Facilities

Allowances included in the price

| ITEM                                     | ALLOWANCE            |
|------------------------------------------|----------------------|
| W.C. pan and cistern, complete with seat | up to €150 per piece |
| Washbasin                                | up to €150 per piece |
| Mixer tap — basin and sink               | up to €80 per piece  |
| Bathroom cabinet                         | up to €200 per piece |

Allowances are stated per piece, supply only and exclusive of VAT, and are to be spent from the ranges held by the Developer’s nominated supplier. Any amount exceeding the allowance is payable by the Purchaser. Where the Purchaser selects an item below the allowance, no credit shall be due. The products shown in this catalogue are indicative of the range and quality held against these allowances.

# Kitchen

Fully finished within the premises



# Kitchen

Design & Finishes



|               |                                                                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Provision     | One fitted kitchen per unit, constructed, enclosed and delivered complete and operational                                                                 |
| Enclosure     | Walls built and finished by the Developer, with a finished and painted ceiling, and a door complete with ironmongery where the kitchen is a separate room |
| Carpentry     | Melamine with soft-close hinges                                                                                                                           |
| Colour        | Off White Matt · Surface: Silk – Smooth                                                                                                                   |
| Worktop       | Technogranite — White Zenith, polished, 20 mm                                                                                                             |
| Splashback    | Volakas marble, polished, to the full height of the worktop run                                                                                           |
| Handles       | Gola profile in brushed chrome                                                                                                                            |
| Skirting      | PVC, brushed chrome                                                                                                                                       |
| Floor & walls | Ceramic tile, 600 × 600 mm                                                                                                                                |
| Lighting      | Recessed spotlights in the gypsum board bulkhead above the units                                                                                          |
| Ventilation   | Mechanical extract ducted to the riser                                                                                                                    |
| Suppliers     | Carpentry: Domus / Ergohome / Dimodoors · Marble & technogranite: Michaelides Marbles                                                                     |

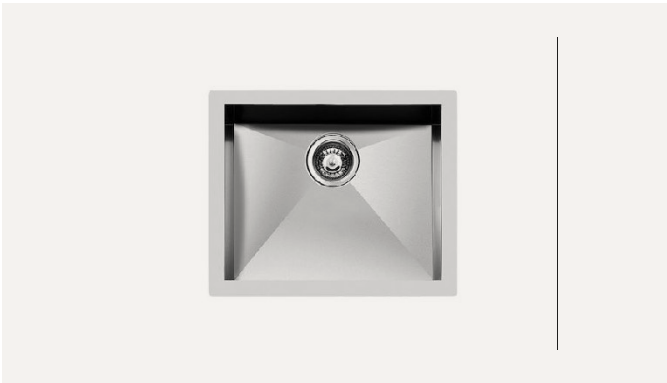
# Kitchen

## Tap, Sink & Services



**SINK MIXER**

MODI — Modena  
Code: 10886-652A  
Finish: Chrome  
Details: 3 way



**SINK**

MODI — Quadra 1B S/S  
Finish: Stainless steel  
Installation: Undermount  
49 × 44 cm

All kitchen sinks are installed undermounted, fixed beneath the countertop for a seamless finish. Supplier: P. David.

|            |                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Services   | Electromechanical connections for microwave, refrigerator and dishwasher — dedicated circuits, socket outlets and water and waste connections |
| Appliances | Not included                                                                                                                                  |
| Hot water  | Hot and cold water provision with instant heater                                                                                              |
| Power      | Socket outlets above the worktop                                                                                                              |

# Balconies & Verandas

Flooring and balustrades



CERAMIC TILE  
Collection: Overland  
Colour: Sand  
600 × 600 mm  
Supplier: P. David

To ensure visual consistency, all balconies and verandas are finished with the same tile throughout the building.



Flooring                      Non-slip Italian ceramic tile, 600 × 600 mm, frost- and UV-resistant

Substrate                      Waterproofed, laid to falls with drainage outlets

Balustrades                      Laminated clear glass or powder-coated metal in matte off-white, vertical profile, of compliant height and design loading

# Building Services

Incoming supplies, drainage, fire safety and external works

|            |                                                                                                                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electrical | Metered incoming supply from the Electricity Authority of Cyprus, main LV panel, rising distribution to each floor, separate metering of the premises and of common services, earthing and bonding |
| Water      | Metered incoming supply, storage tanks and pressurisation booster set serving the building                                                                                                         |
| Drainage   | Soil, waste, vent and rainwater installations, connected to the public network, tested and certified                                                                                               |

|                |                                                                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire safety    | Detection and alarm system in the common areas as required by the approved fire strategy, with manual call points, sounders, fire extinguishers, emergency lighting, exit signage, fire-rated compartmentation, certified fire-stopping and automatic lift recall on alarm |
| External works | Parking, access, hardstanding, pavements, boundary treatment, accessible parking bays, signage and external lighting as shown on the approved drawings                                                                                                                     |
| Landscaping    | Soft landscaping with automatic irrigation, and a screened, drained refuse store                                                                                                                                                                                           |

# Open Office Area

Delivered as shell — Purchaser’s fit-out area

## PROVIDED BY THE DEVELOPER

- Structural slab power-floated, left clean and level, ready to receive raised access flooring
- Soffit and internal face of perimeter walls left ready to receive finishes
- Energised distribution board with the sanitary and kitchen circuits connected, and spare capacity and spare ways reserved
- Earthing point and primary cable containment
- Air conditioning provisions — refrigerant pipe routes, condensate drainage and allocated, structurally supported condenser space
- Heat recovery ventilation and extract provisions terminated at the riser
- Containment and draw wire from the communications riser into the premises

## NOT INCLUDED

- Internal partitions, whether solid or glazed, and their doors, frames and ironmongery — other than the main entrance to the premises and the doors to the sanitary and kitchen facilities, which are included
- Suspended ceilings, bulkheads and acoustic treatment
- Raised access flooring — panels, pedestals, coverings, cut-outs and earthing
- Wall finishes, decoration and floor coverings
- Light fittings, controls, socket outlets, switches and floor boxes
- Air conditioning units, indoor terminals, controls, refrigerant charge and commissioning
- Ductwork, grilles, diffusers and air balancing
- Furniture, joinery, reception fittings, blinds and manifestation to glazing
- Data and IT cabling, CCTV, access control, security systems and UPS
- Server and communications rooms and their dedicated cooling
- Extension of the fire detection, emergency lighting and any suppression system into the Purchaser’s ceilings and partitions, and any consequential re-commissioning and re-certification of the base installation
- Statutory approvals, permits and fees relating to the Purchaser’s fit-out works, which are in every case subject to the Developer’s prior written approval
- Any alteration to the structure, envelope, core or base building services

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Colours, textures, finishes and overall appearance may vary from images shown due to manufacturing batches, installation methods, tolerances, lighting conditions, photographic or digital representation, and screen resolution. All images, renders, visuals, samples, mock-ups and showroom displays are indicative only and for illustrative purposes and do not form part of the contractual specification unless expressly incorporated into the Contract of Sale.

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Natural stone and marble are natural materials; variation in shade and veining is inherent and does not constitute a defect.

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