



# THE ASTEROID



[www.bgwaywin.com](http://www.bgwaywin.com)



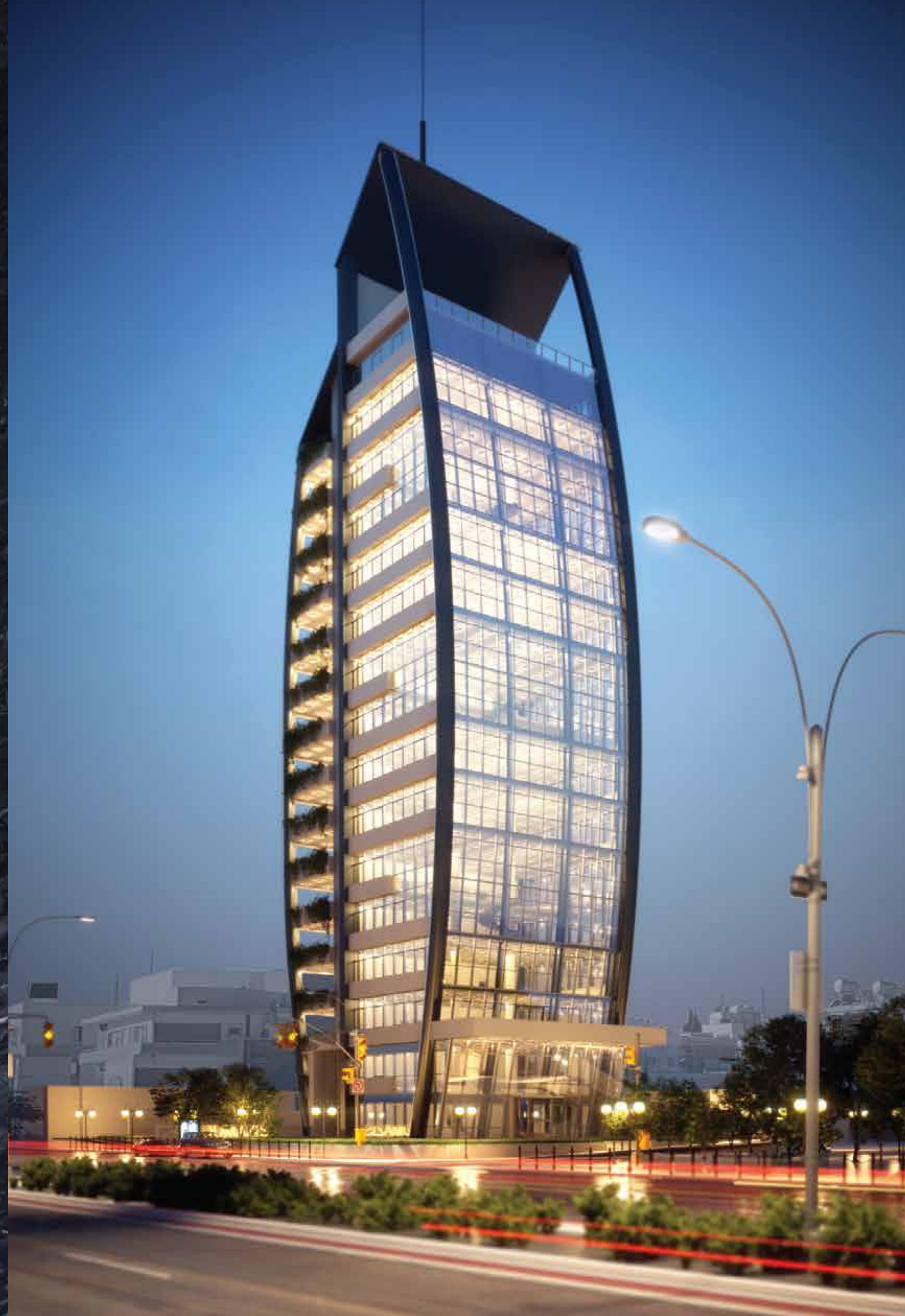
[www.catoumazis.com](http://www.catoumazis.com) | [info@catoumazis.com](mailto:info@catoumazis.com)

Limassol Office (Head Office) | 61, Ayiou Athanasίου Ave. | P.O. Box 51708

3508 Limassol, Cyprus | Tel: +357 22 758 173 +357 25 828 210 | Fax: +357-25 325 035



WELCOME TO  
THE ASTEROID







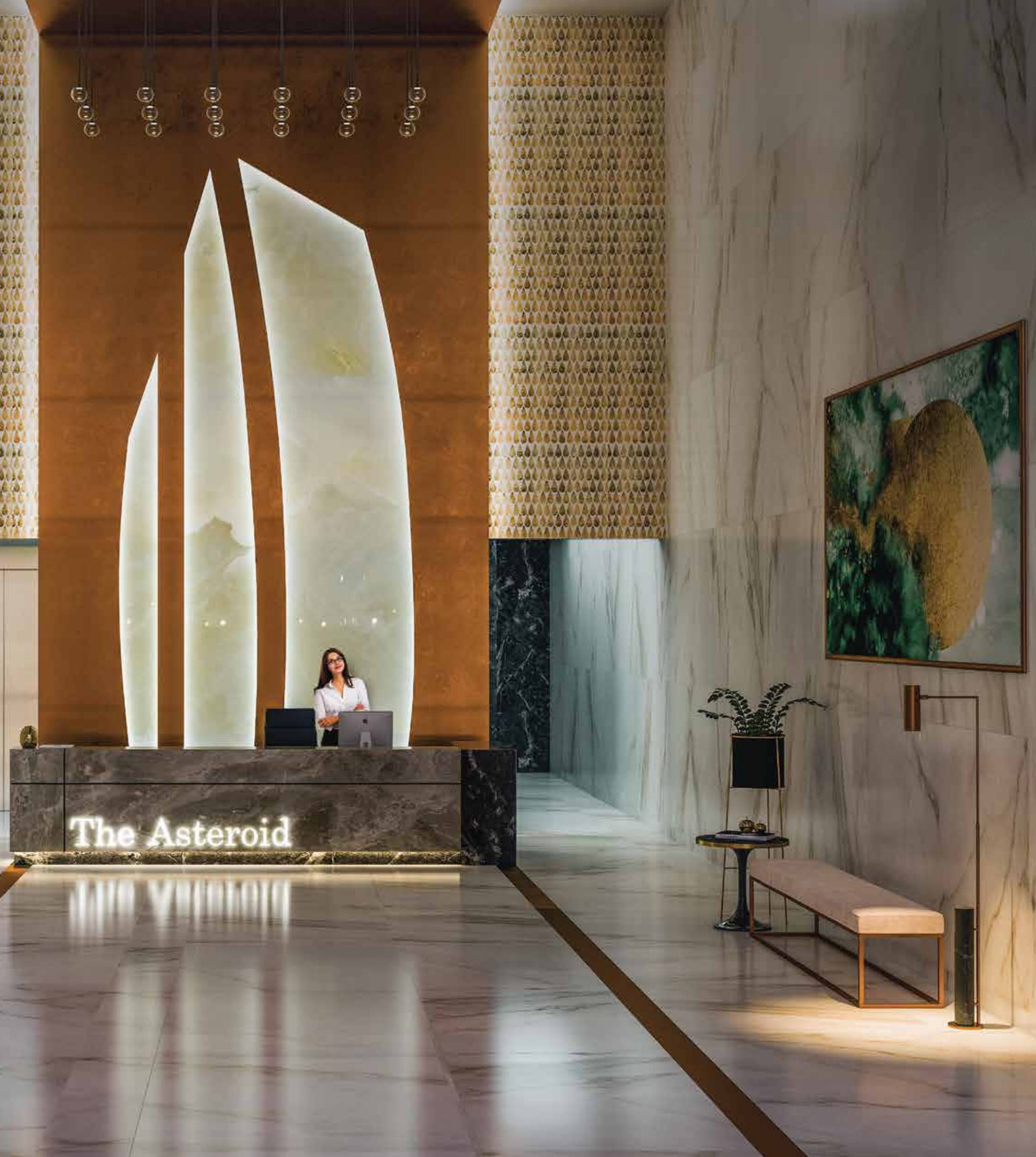
# THE ASTEROID

LIMASSOL AVENUE 72, NICOSIA

*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 commercial tower enjoys access to a buzzing medley of business activity.*

*Its prestigious location is also 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.*

*Set to be one of the tallest and most futuristic office towers in Nicosia, the Asteroid's innovative design and energy efficiency are sure to make it a landmark address, a point of reference and a jewel in the crown of the capital's skyline.*





## CYPRUS - THE BUSINESS HUB

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 - 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.



### 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.



### Investment

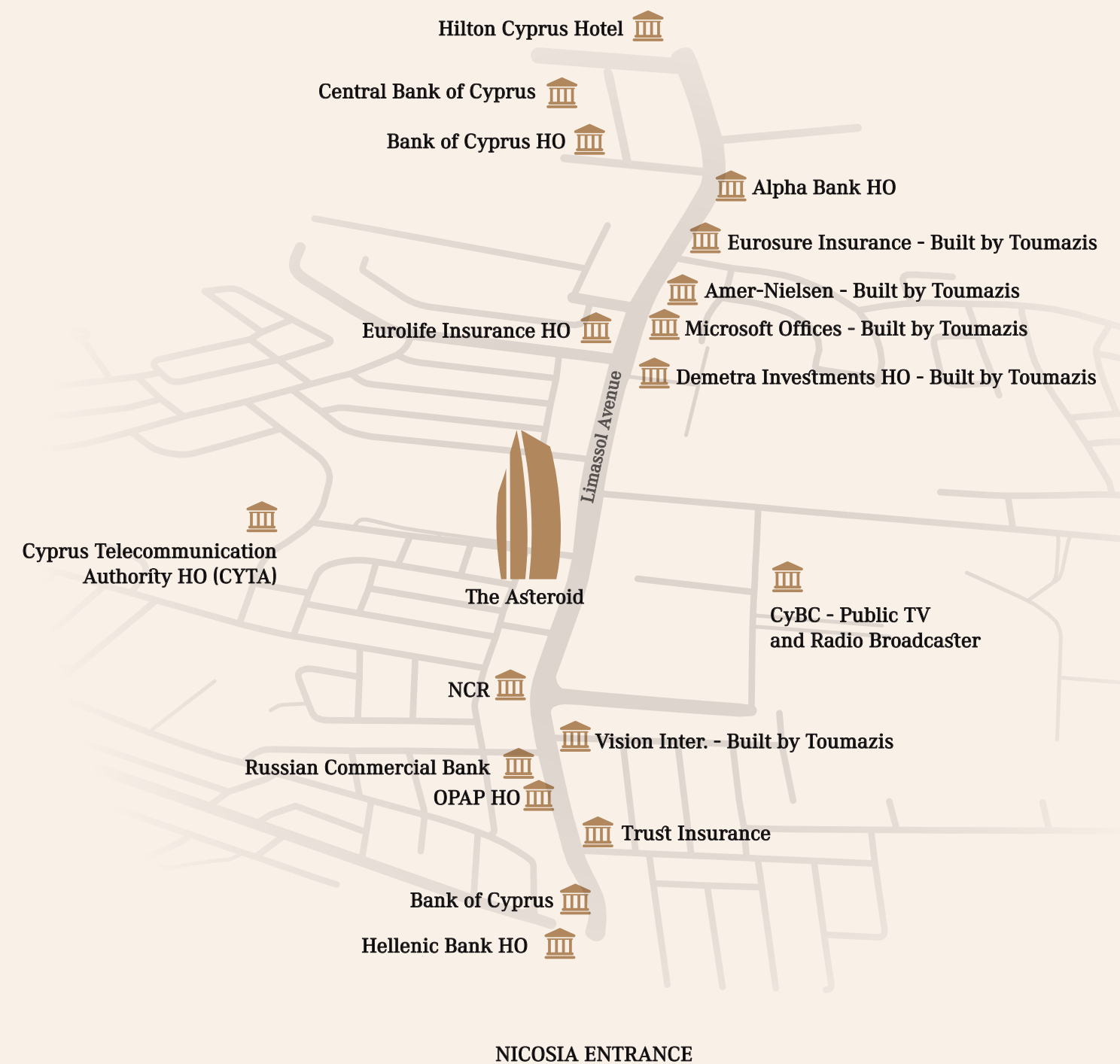
Cyprus is an investment hot-spot, with ongoing large-scale infrastructure projects and a thriving oil and gas sector cementing the island's position on the investment map.

## NICOSIA: GROW YOUR BUSINESS IN THE ISLAND'S CAPITAL

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 will 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.









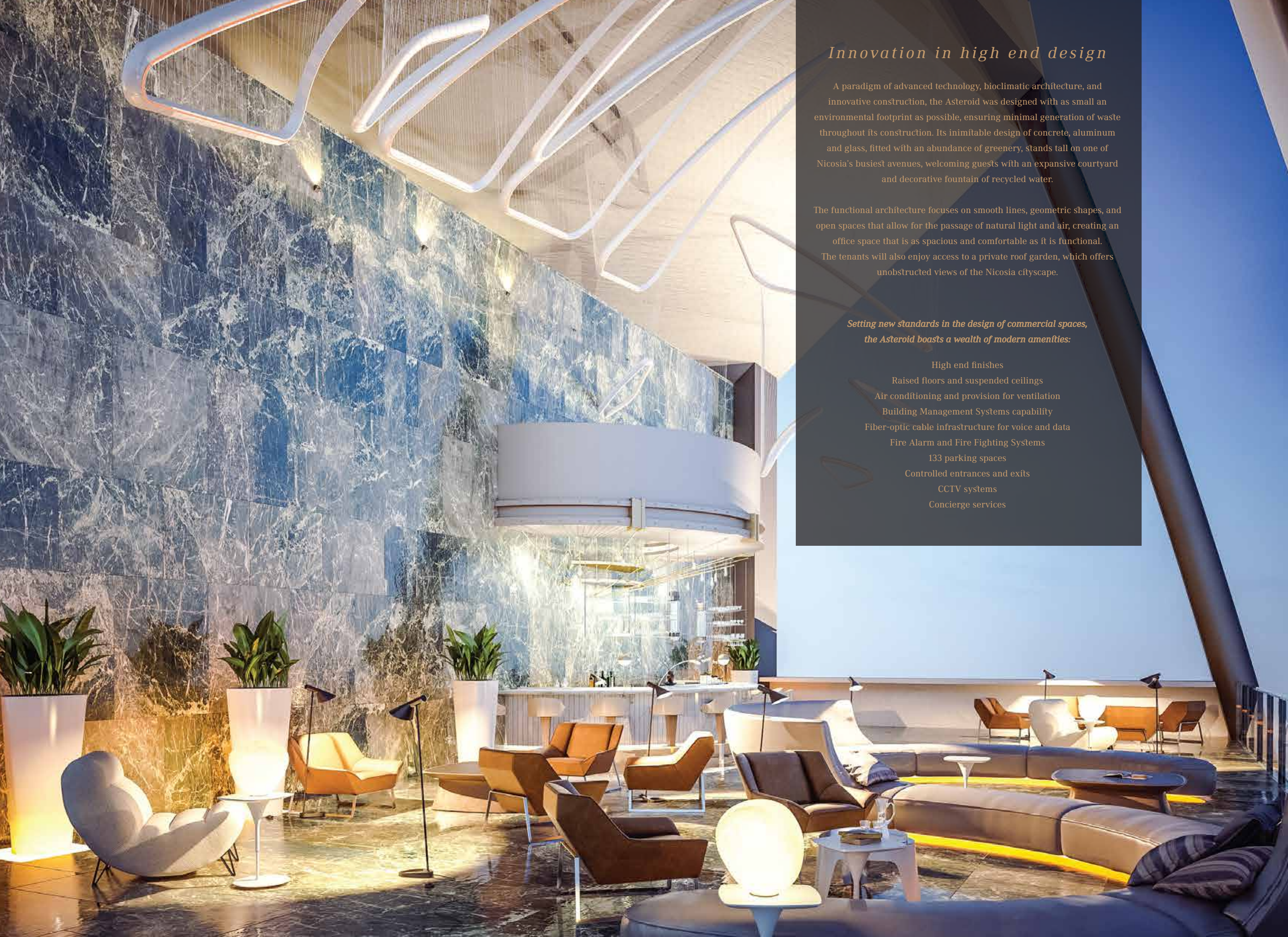
## *Choose the Asteroid for your Business*

*With its sleek, eye-catching façade, the Asteroid business tower features 14 floors, including a ground floor with a mezzanine level, and a two-level underground parking. Its strategic location, close to the headquarters of banks and government institutions, as well as clinics, cafés, retail outlets and other 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 also boasts all the latest energy-efficient and soundproofing technology, as well as flexible open office space. A wealth of modern amenities, including raised floors and suspended ceilings, air conditioning and provisions for ventilation systems, and high speed technology, make the Asteroid the perfect option for forward-thinking businesses seeking premises that will match their prestigious identity.*







## *Innovation in high end design*

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, stands tall on one of Nicosia's busiest avenues, welcoming guests with an expansive courtyard and decorative fountain of recycled water.

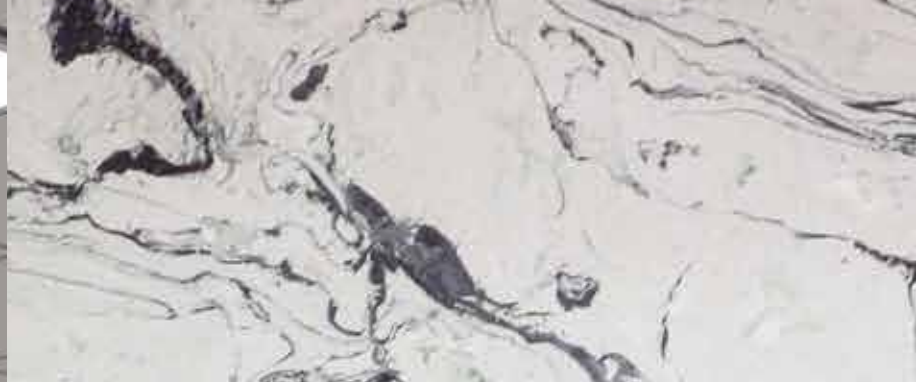
The functional architecture focuses on smooth lines, geometric shapes, and open spaces that allow for the passage of natural light and air, creating an office space that is as spacious and comfortable as it is functional.

The tenants will also enjoy access to a private roof garden, which offers unobstructed views of the Nicosia cityscape.

### *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 provision 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



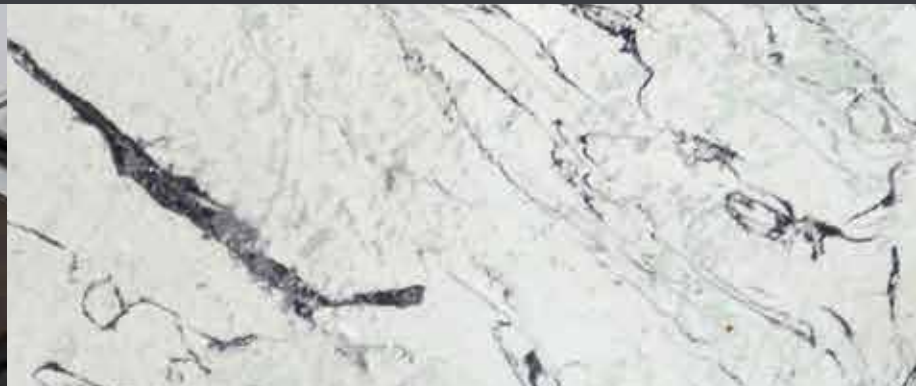


## FLOOR DETAILS

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

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 Spaces: 133**



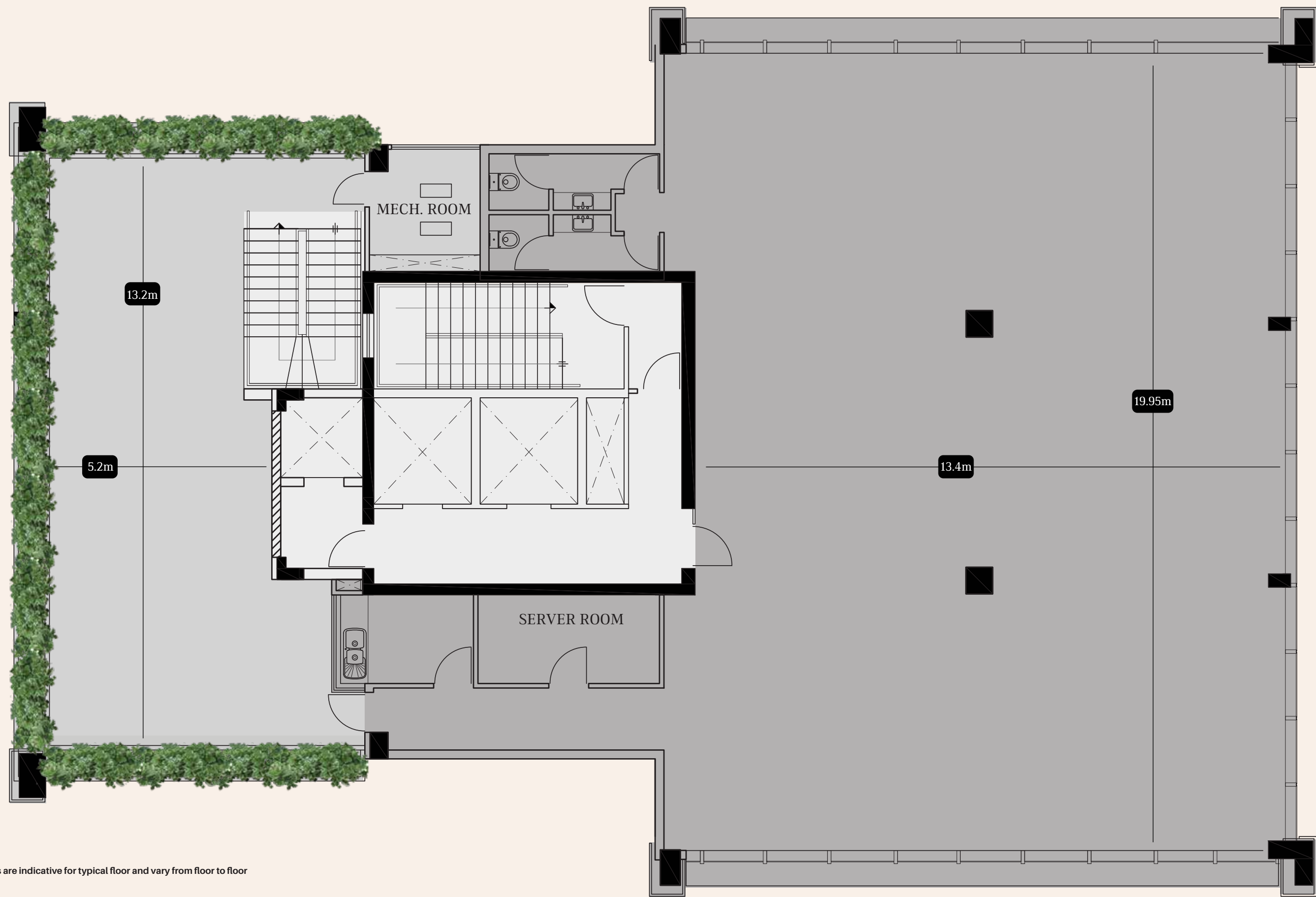






# ASTEROID FLOOR PLANS

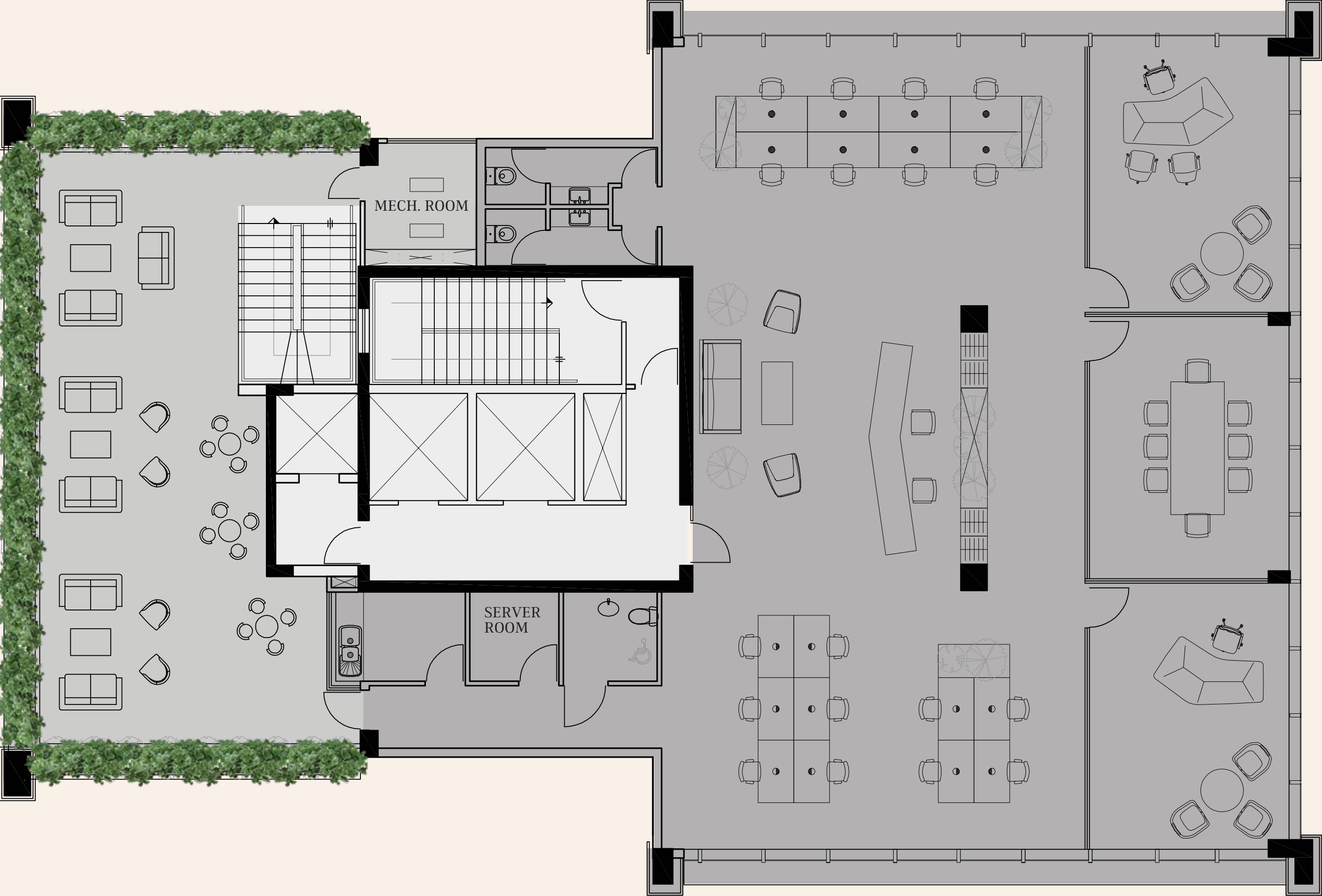
Typical Floor (Level 6)



DISCLAIMER: Dimensions are indicative for typical floor and vary from floor to floor

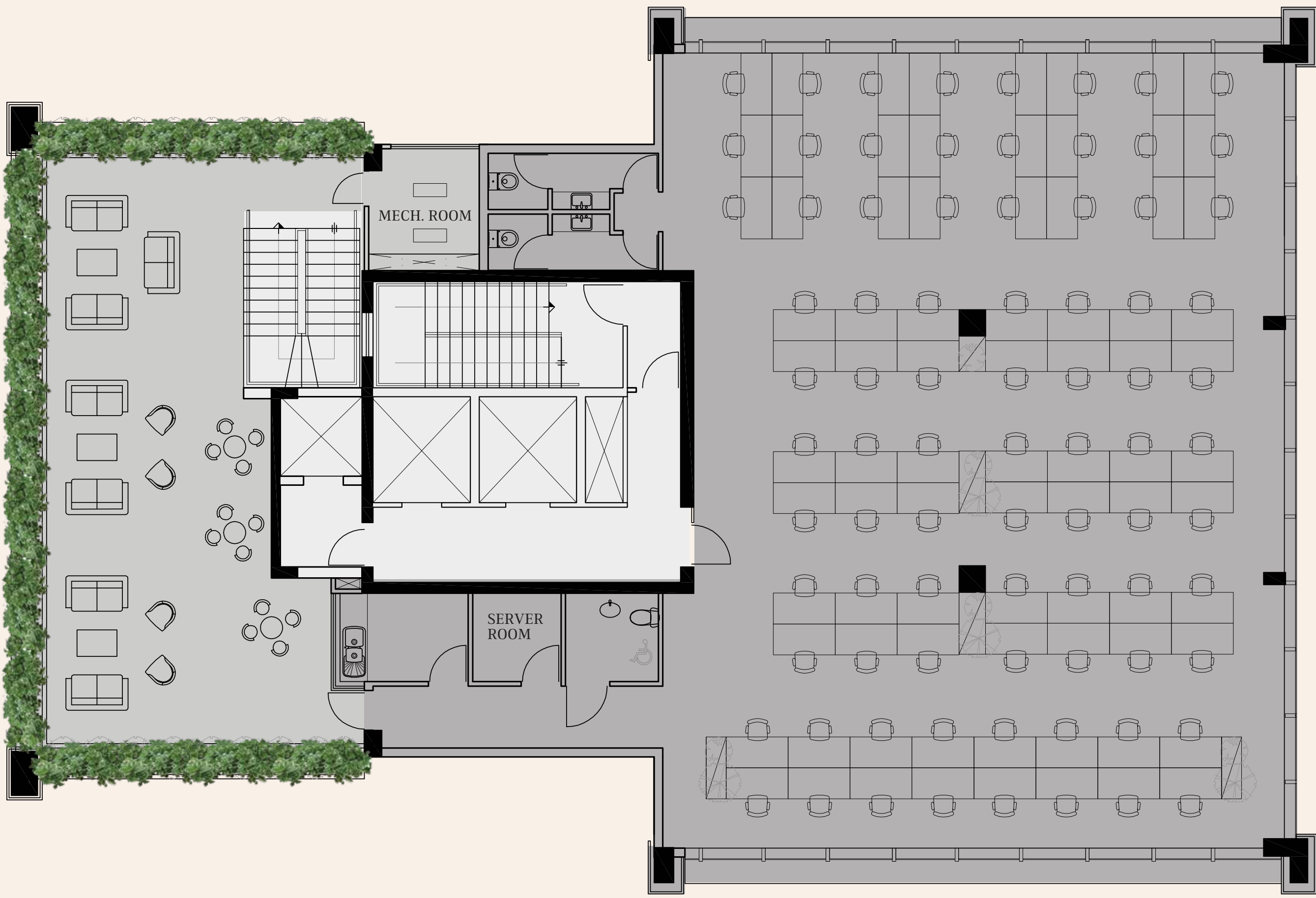


Typical Floor (Level 7)  
Indicative Layout I



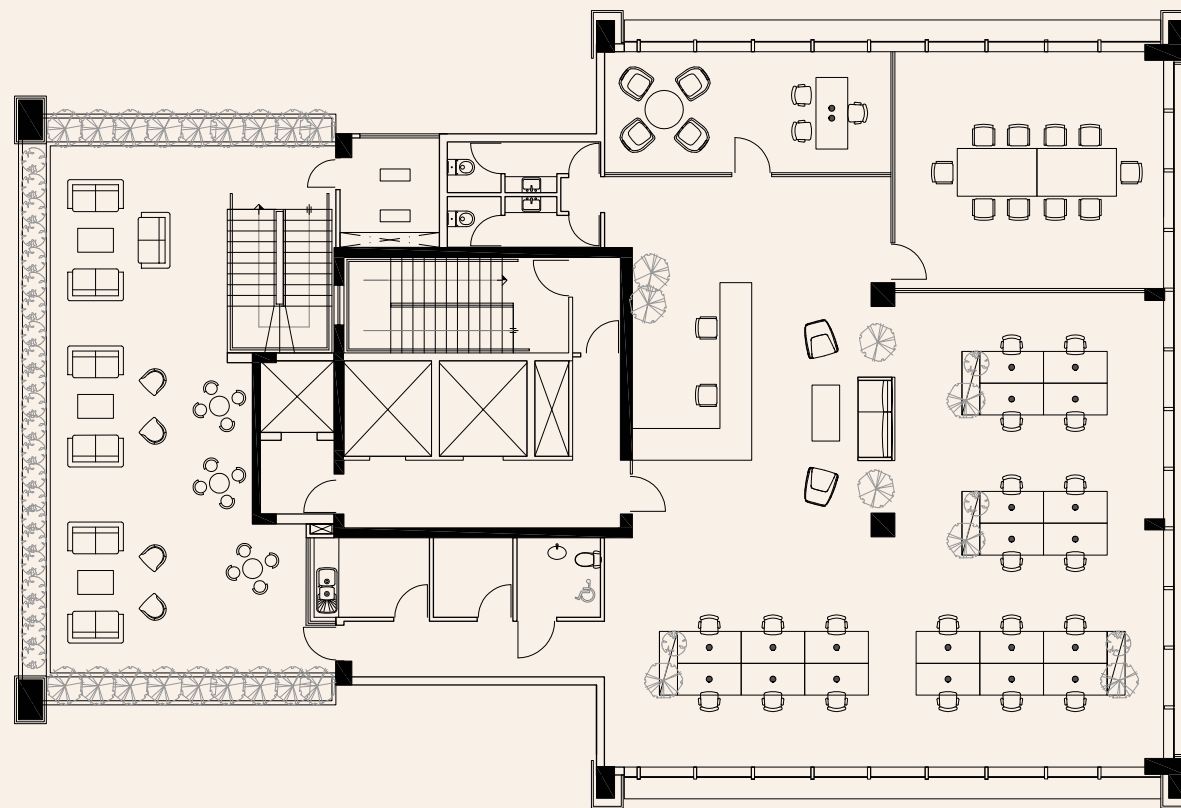


Typical Floor (Level 7)  
Indicative Layout II

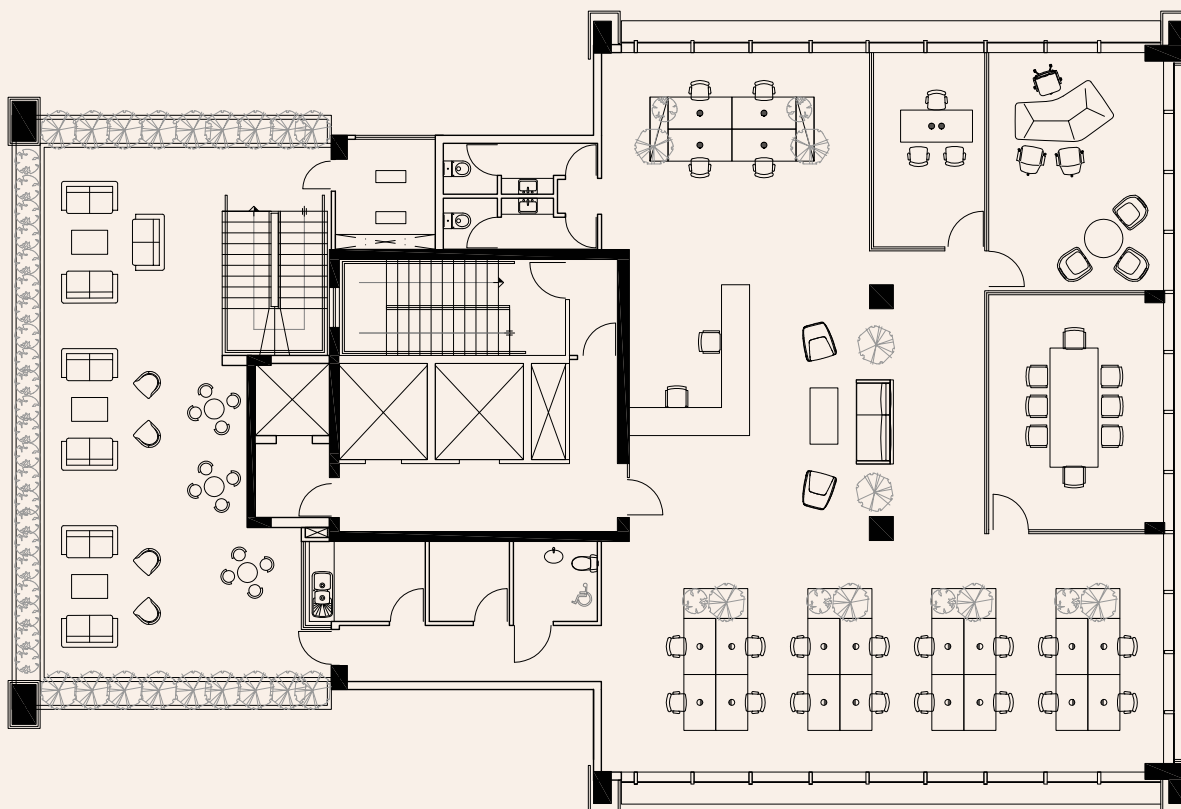




*Typical Floor (Level 7)  
Indicative Layout III*



*Typical Floor (Level 7)  
Indicative Layout IV*





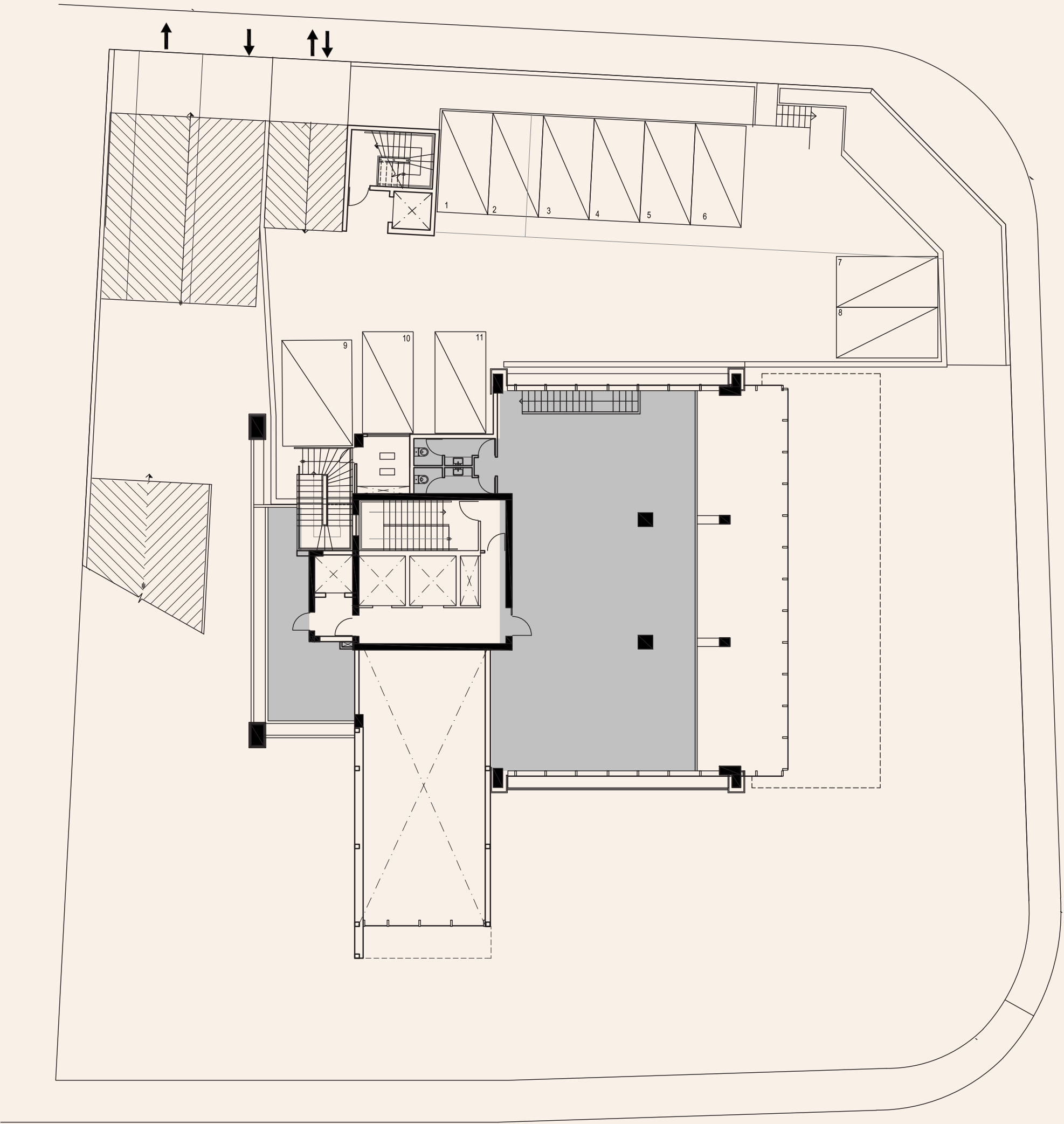
Ground Floor (Level 0)

- Entrance lobby
- Ground Floor of Shop/Office
- 19 Parking Spaces





Mezzanine (Level M)  
-Mezzanine of Shop/Office  
-11 Parking Spaces

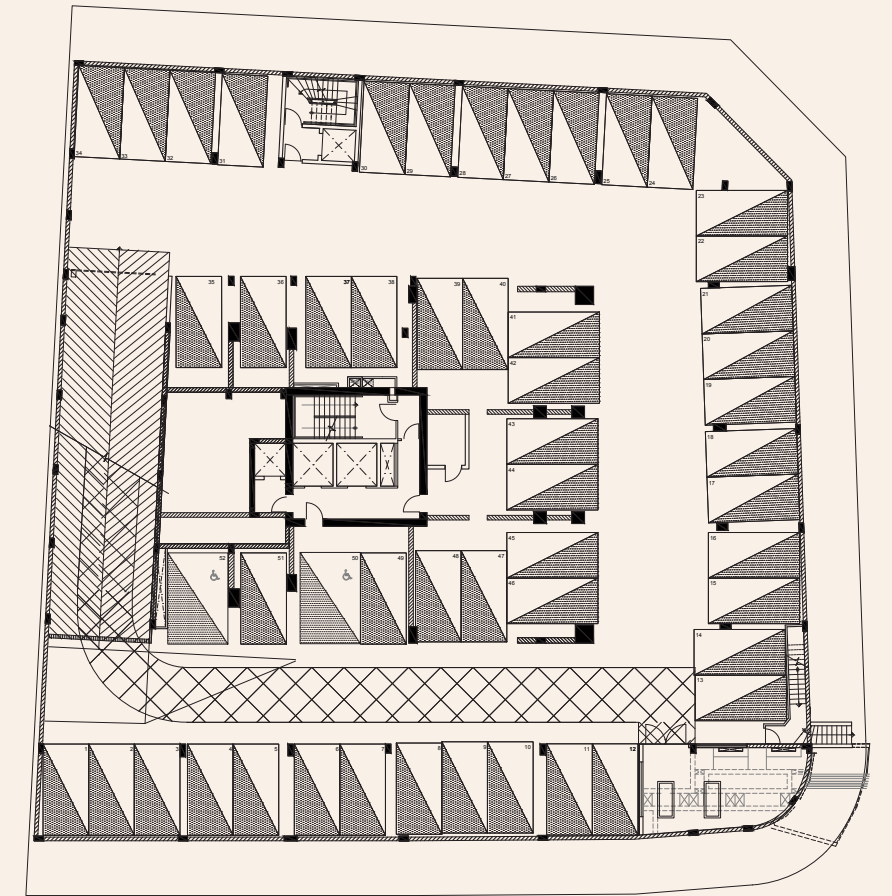






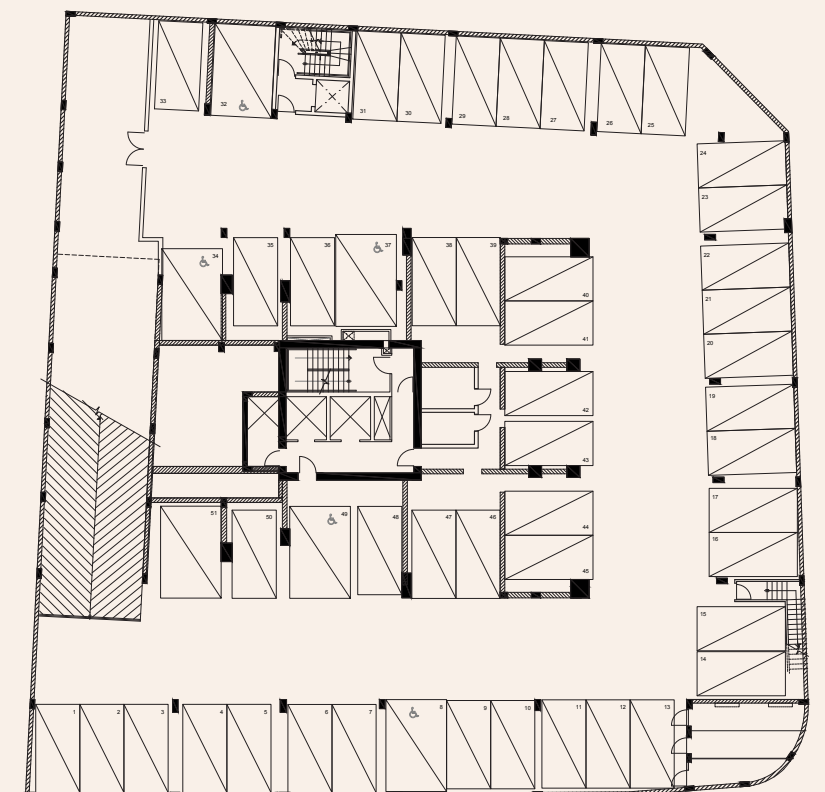
### *Covered Parking -1*

Offers 52 Parking Spaces



### *Covered Parking -2*

Offers 51 Parking Spaces





# 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

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

## CEILINGS

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

## DOORS

- i. Offices will have timber veneered solid doors with matching solid timber frames.
- ii. All external doors leading to the balconies will be hinged aluminium doors.
- iii. Internal doors will be high quality lacquered white, with magnetic locks and concealed hinges.
- iv. Lift doors will be stainless steel.

## TOILETS

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

## ELECTRICAL INSTALLATION/STRUCTURAL CABLING

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

## COMMON AREAS

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

## OFFICES INTERNAL

### Electrical/Data/Voice System

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

## COOLING AND HEATING

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

## LIFTS

- i. Two high speed, 17 person lifts, with image mirror led screen.
- ii. One 8 person Service/fire lift.
- iii. One 8 person lift, serving 4 levels of the parking area with access from outside the building.

All lifts will be finished with stainless steel and 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

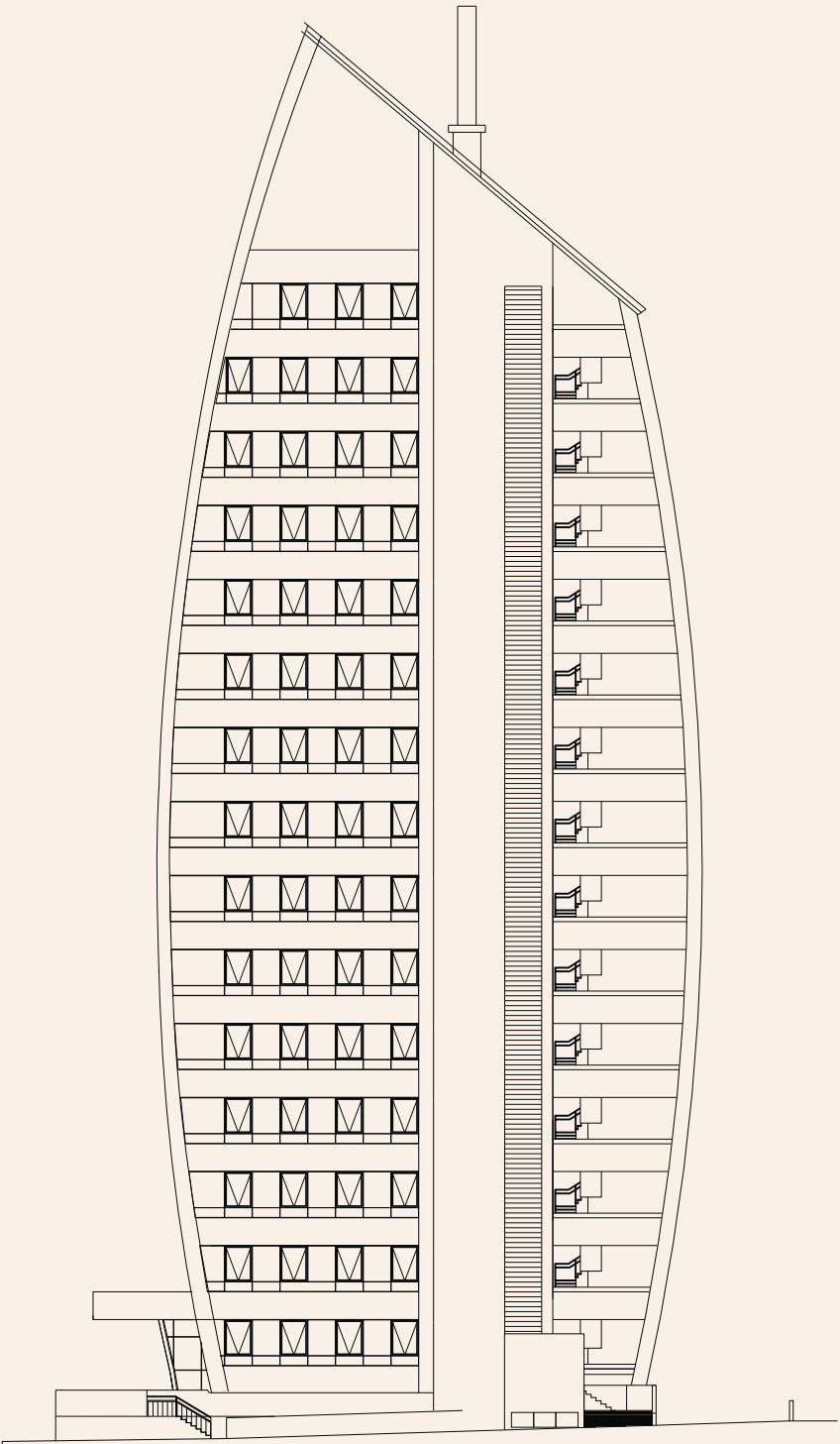
- i. Parking spaces in basement levels will be allocated to the owners/tenants.
- ii. In addition there will be 60 public parking spaces.
- iii. There will be a total of 133 parking spaces.

## FIRE SAFETY

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

## PHOTOVOLTAIC PANELS

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





## CYPRUS PRESENTS 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).



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

### INTERNATIONAL RANKING

1<sup>st</sup>

Value  
Penguin Safest  
Countries in  
the World  
2015

(Among smaller  
Countries,  
5th worldwide)

4<sup>th</sup>

Higher education  
144 countries.

(World Economic  
Forum Report  
2015-2016)

5<sup>th</sup>

Best relocation  
destination.  
Knight Frank  
Global Lifestyle  
Review 2013

(out of 23 countries)

19<sup>th</sup>

Index of  
Economic  
Freedom.

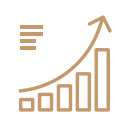
(Europe, out of  
44 countries,  
42 globally out  
of 178)

34<sup>th</sup>

Forbes Best  
Countries for  
Business Index  
2019

(out of 144 countries)

### ECONOMY



+3,9%

GDB Growth  
(H1 2018)



↑ BBB-

Fitch Upgrade  
(Oct. 2018)



+7,5%

Unemployment rate  
(Aug. 2018)

## AN INVESTMENT HOT-SPOT

Large-scale projects, privatisations and a burgeoning oil and gas sector are firmly placing Cyprus on the map as a hot-spot 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.

### HIGHLY FAVORABLE TAX REGIME

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



Non domicile  
principle

0%

Inheritance  
tax

### 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.

### LEADING MARITIME HUB

1<sup>st</sup>

Third-party  
ship management  
centre in the EU

3<sup>rd</sup>

Largest fleet  
in the EU

10<sup>th</sup>

largest merchant  
fleet in the world

€1b

in annual  
revenue

7%

of GDP





## FLIGHTS TIMES TO MAJOR DESTINATIONS

**London:** 4.5 hours  
**Moscow:** 3.5 hours  
**Tel Aviv:** 50 min  
**Dubai:** 3.5 hours  
**Luxembourg:** 4 hours  
**Zürich:** 4 hours  
**Paris:** 4 hours







*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 (the investor) and C&A Toumazis (the project manager and contractor).*

*BG Waywin is an international investor with own funds who has already invested in other projects in Cyprus and abroad.*

*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.*