MARR TOWER

MARR TOWER
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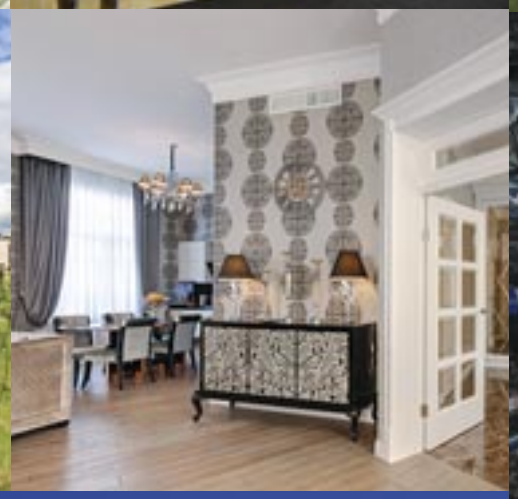
Vremena Goda

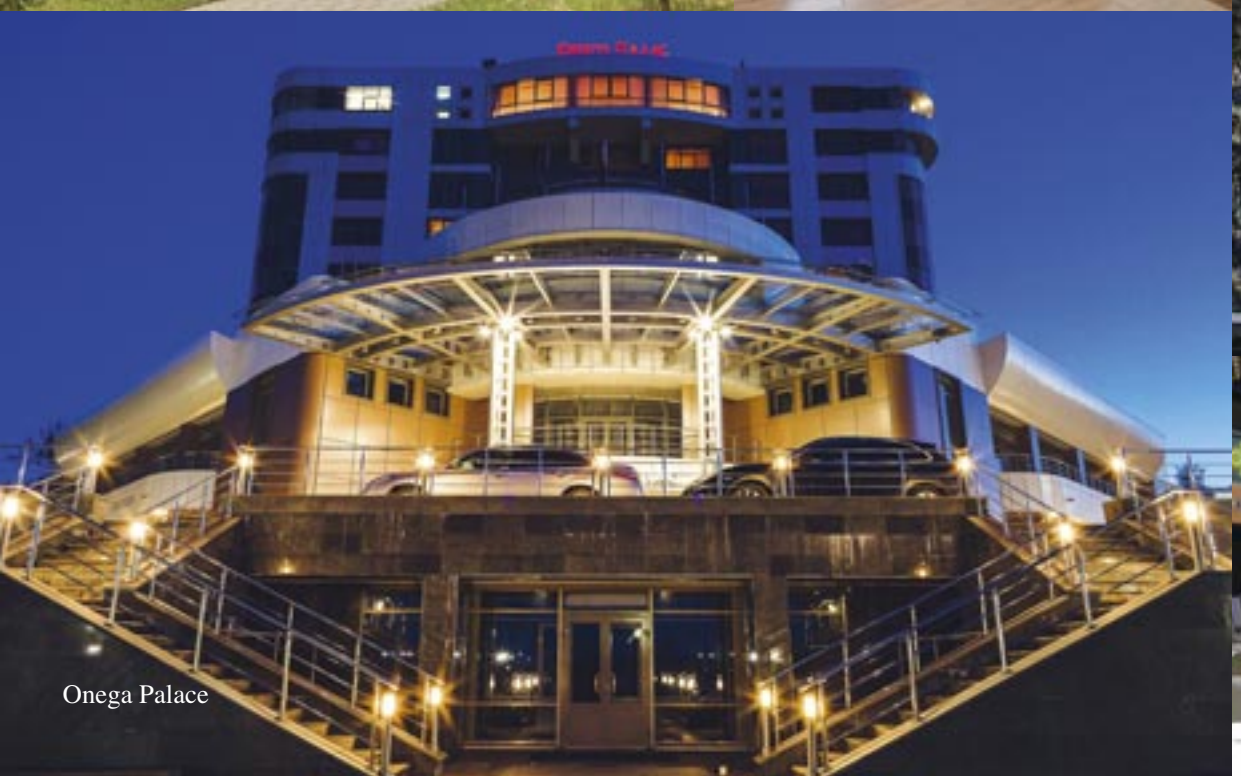
Saliena

Marr Plaza

Corbeanca Forest

Ilinka Project




Onega Palace

Siemens Ice Hockey Rink

Forum Concert Hall

MARR GROUP
HISTORY

Based in London, the Marr Group was established in 2002 and has multiple diverse global business interests—notably in the oil & gas and technology sectors—but its main emphasis is on land and property development as vehicles for investment.

In recent years the group has been involved in major construction projects throughout Europe, Russia and the Middle East, covering a broad range of real estate development categories. The Marr Group portfolio of successful projects features mixed-use high-rise buildings, large-scale residential developments, hotels and resorts, shopping and entertainment centres, industrial, commercial and office complexes.

THE INVESTOR

The Marr story is the embodiment of the classic success story, characterised by a relentless pursuit of excellence and a refusal to compromise on quality.

Marr Cyprus—alongside Marr's associated global operations—is a fully-fledged real estate development company with a focus on prestige residential, commercial, retail and industrial properties.

With innovation at its core, Marr Cyprus follows a philosophy aimed at creating indulgent living experiences for city-dwellers and greater sustainability for the ecosystem.

We're committed to delivering properties of an unrivalled calibre.

Careful analysis combined with discriminating site selection and the use of leading edge construction material and technologies form the basis of every project we create for our owner-occupiers and investors.

Although we have our finger on the pulse, we know that to realise our goals, we must listen closely to our clients—to understand exactly how they aspire to live. Inspiration for new ideas, designs and amenities comes from what our clients tell us, and feedback helps us enhance the way we plan and structure our projects.

Every Marr project represents outstanding investment potential—because, without exception, they are luxurious without being ostentatious, perfectly positioned where people want to live, and ideally configured to suit today's style of living.

THE ARCHITECT
PANOS PANAYIOTOU & ASSOCIATES

Even from a distance this shimmering 110 meter tower from the ground, makes a statement—the epitome of visual impact and elegant design. And its location in Limassol's most sought-after suburb—so popular with like-minded people who have tasted international standards—means it is destined to become the finest residential tower in the city.

Each apartment has been thoughtfully designed, with a lavish coating of unparalleled refinement. Nothing has been overlooked. At every touch point are exquisite materials, fittings and cabinetry—all precisely integrated by craftsmen. Ergonomics, aesthetics and attention to detail are paramount.

As would be expected, owner and guest hospitality has been comprehensively catered for. The highest level of security is a given. Foyer services are professional and extensive, and every aspect of Marr Tower's amenities and facilities management is supervised by our own personnel.

And the views… Every apartment provides a vantage point to savour a panorama that will uplift you whenever you glance that way.

While the interior of Marr Tower represents understated luxury, the exterior is equally inspiring. Clever use of graduated two-colour surface treatments, light-deflecting vertical shutters and glass glazing, transforms Marr Tower into a dynamic ever-changing spectacle day and night, winter and summer.

Its substantial footprint—positioned on an elevated fully-secure plot—means that at ground level and below, there is space to include landscaped grounds, a stunning swimming pool with sun deck, a children's playground, and adequate parking for both residents and visitors.

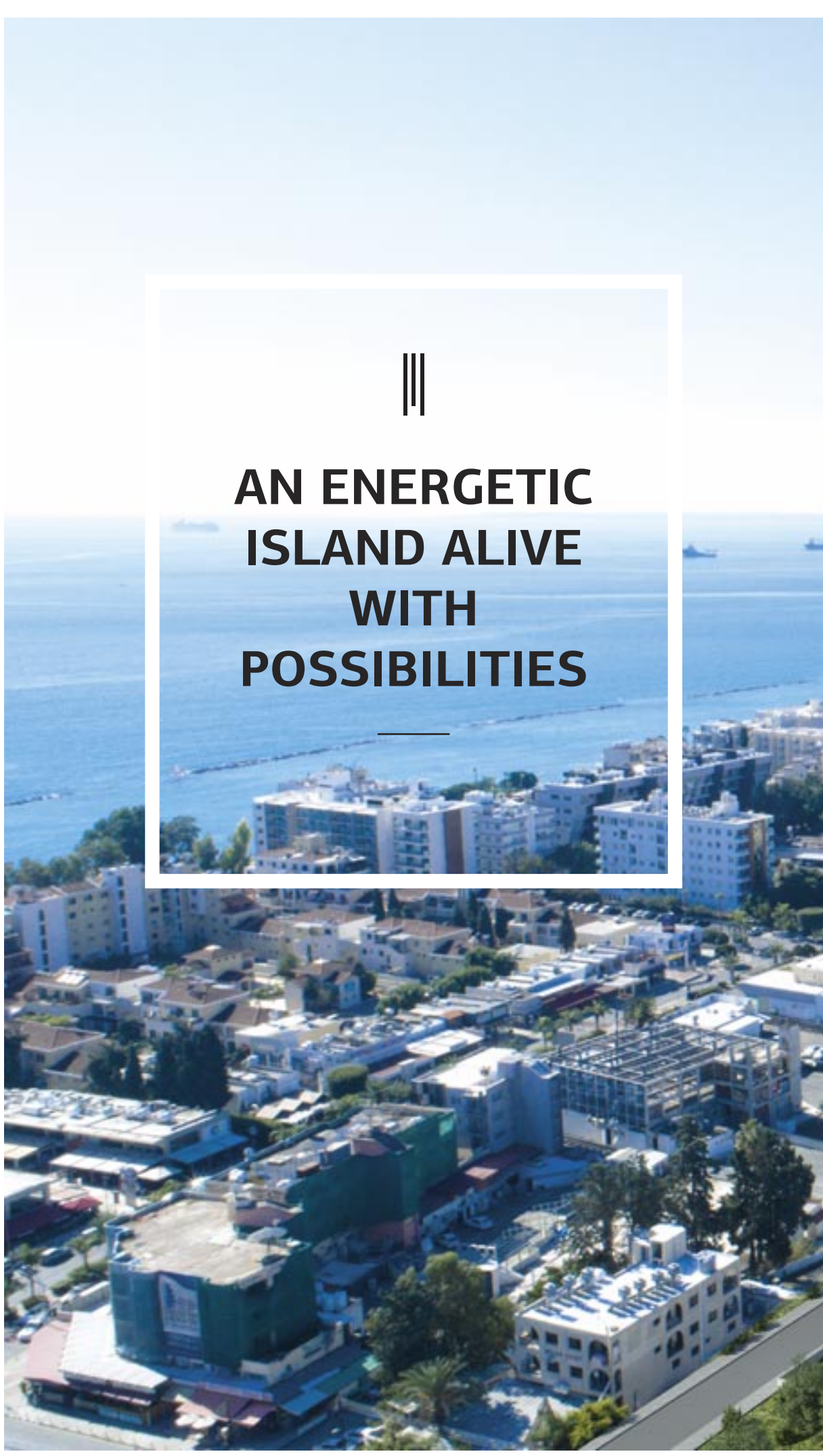
A HIGHER WAY OF LIVING

CYPRUS

For centuries visitors have fallen in love with Cyprus. Its rugged coastlines and wooded mountains, its vineyards, citrus and olive groves and its tiny stone villages untouched by time. The island says: “Relax and enjoy life.” And with around 320 days of warm sunshine a year the island’s unspoilt coastal areas and beautiful countryside can be enjoyed year round.

The people of Cyprus are warm and hospitable and although Greek is the official language almost everyone speaks English.

With one of the lowest crime rates and highest standards of living in Europe, Cyprus offers security and peace of mind .



LIVING IN LIMASSOL

A truly cosmopolitan city, Limassol has its roots in history and its future in modern Europe. Situated on the southern coast of the island, the city has some of the loveliest sandy beaches and clearest waters. Life is easy in Limassol. It's a safe, friendly city with plenty to do for the whole family.

It's a busy city based on business and tourism and is a great place to live and work. Because of its commercial activity, Limassol attracts a global community catered for by good international schools—from kindergartens, to high schools, to university—and health services to match the best in Europe.

Within the metropolitan area is a wide variety of supermarkets, speciality shops, boutiques and local and international banks. There is an exciting night life that includes 5-star hotels, fine-dining restaurants, local tavernas, vibrant nightclubs, bars, and beach clubs. Water sports are available along the coast, and the cultural events and historic sights are inspiring.

www.marrcyprus.com

LIMASSOL

THE BEST CITY IN CYPRUS FOR ENJOYING LIFE TO THE FULL

EVERYTHING IS HERE, FROM LOCAL TO GLOBAL

Ask anyone, and they will tell you that in Limassol you can find anything and everything. That may be a slight exaggeration, but the city is alive with, but has Limassol is a vibrant, compact city with a modern business district, the old town and port area, the coastal leisure and residential areas, and outlying industrial zones and residential suburbs.

The island has an excellent highway network linking all the main cities and towns, making the ultra-modern international airports at Larnaca and Paphos quickly reached, so access to Europe and the Middle East is especially easy. And the capital, Nicosia, is just an hour's drive.

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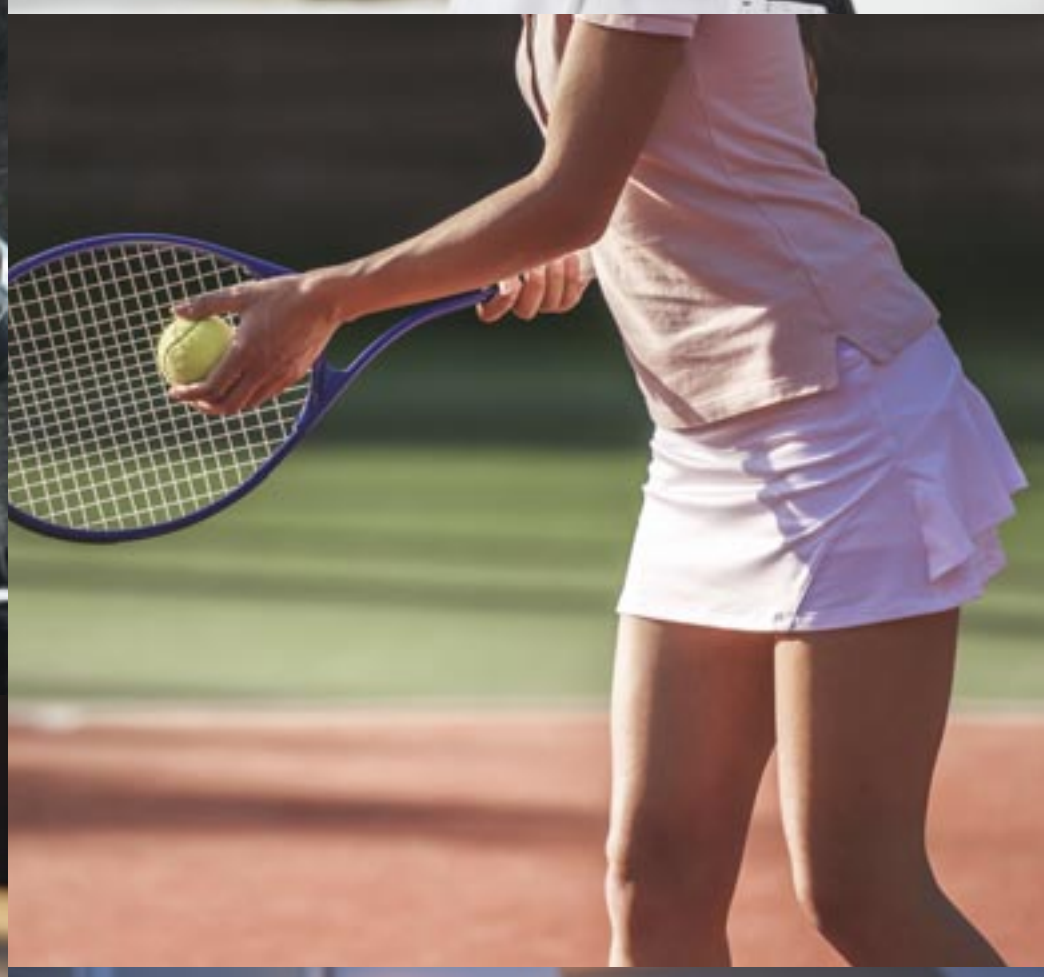
4 min	1 min	2 mins	4 mins	4 mins	4 mins	
Beach	Kiosk	Bank	Cafe	Bars	Shopping	
1 mins	1 mins	8 mins	15 mins	10 mins	20 mins	30 mins
Beach	Greek Schools	Luna Park	Molos	City Centre	Marina	Amathus
1 min	10 mins	5 mins	8 mins	10 mins	15 mins	35 mins
Beach	Private Schools	Restaurant	City Centre	Marina	Port	Airport
1hr 30mins	3hr 35mins	4hrs 30mins	4hrs 30mins	4hrs 21mins	3hrs 20mins	3hrs 38mins	4hrs	4hrs
Athens	Dubai	Helsinki	London	Barcelona	Rome	Moscow	Amsterdam	Frankfurt

MARR TOWER

In every way, Marr Tower demonstrates authenticity… this is reflected in elegance of style and attention to detail—distinguishing it from all others.



WHERE EVERYTHING YOU WANT IS ALREADY HERE

Premier-class facilities and services reflect the casual, yet professional, atmosphere of Marr Tower. For those seeking a balance between style and substance in their lives, the building features social and leisure spaces, and quiet wind-down zones.

- Gated Entrance and Security Pavilion
- Concierge Services
- Basement Parking
- Visitor Parking
- Luxurious high entrance lobby
- Residents swimming pool
- Sun deck areas
- Residents Pool Bar
- Fully equipped Residents Gym
- Changing facilities with Sauna
- Landscaped gardens
- Store rooms for each apartment
- 24 hour Room Service
- Property management of the tower
- Bar room with snooker and billiard
- Spacious lobby with sitting areas.

MARR
TOWER

THE LOBBY

First impressions set the scene

The double-height atrium lobby is designed to inspire. But there's more than just stunning décor at work. A concierge attendant is on hand 24 hours a day to provide help and assistance to residents and guests. Venture further and you will find the welcoming lounge cafe.

THE PRIVATE LOUNGE

The Lounge Cafe is dominated by floor-to-ceiling windows that look out to the spectacular swimming pools. Relax here and enjoy the aroma of freshly brewed coffee paired with a delectable choice of tasty pastries.

THE SWIMMING POOLS

Resort-inspired outdoor pools are surrounded by lush landscaping that provides cool pockets of shade. Stay on top of your game or laze the days away. What better way to soak up the Mediterranean sun relaxing with a cool drink from the pool-side bar.

CHILDREN’S PLAYGROUND

Within the gardens the safe children's playground has plenty of exciting equipment to keep them happy and entertained.

PARKING

There is adequate secure underground parking for residents, while visitors can make use of the spaces adjacent to the main entrance.

Typical 3 Bedroom apartment Living Area

THE APARTMENTS

Typical 3 Bedroom apartment, Living Area

NATURAL LIGHT THAT FLOODS IN THROUGH FLOOR-TO-CEILING WINDOWS CREATES A GENEROUS SENSE OF OPENNESS. DYNAMIC VARIATIONS IN LIGHT UPDATE THE INTERIORS WITH EVER-CHANGING AMBIANCE.

EVERY APARTMENT IS CHARACTERISED BY EXQUISITE QUALITY, AND EACH MAKES A PERSONAL STATEMENT. PREMIUM MATERIALS AND ATTENTION TO DETAIL THROUGHOUT ENSURE TASTEFUL, TIMELESS, ELEGANCE.

Typical 2 Bedroom apartment Living Area

EUROPEAN DESIGNED AND CRAFTED KITCHENS FEATURE THE FINEST QUALITY MARBLE WORKTOPS.

Typical Kitchen

IN THE BATHROOMS A SUBTLE BLEND OF MODERN AND CLASSICAL STYLING IS ENHANCED BY MARBLE, CERAMICS AND SURFACE FINISHES IN A COLOUR PALETTE THAT PERFECTLY SETS THE MOOD.

Typical Bathroom

CONCEIVED AS AN OASIS OF CALM, BEDROOMS HAVE BEEN CAREFULLY POSITIONED TO ENJOY THE BEST POSSIBLE VIEWS.

Typical Bedroom

BUILDING PLANS

SITE PLAN

❶ Building Entrance
❷ Underground Parking
❸ Secured Gated Entrance
❹ Guest Parking
❺ Water Fountain
❻ Tennis Court
❼ Main Pool
❽ Kids - Splash Pool
❾ Pool Bar
❿ Play Ground
⓫ Public Green Area

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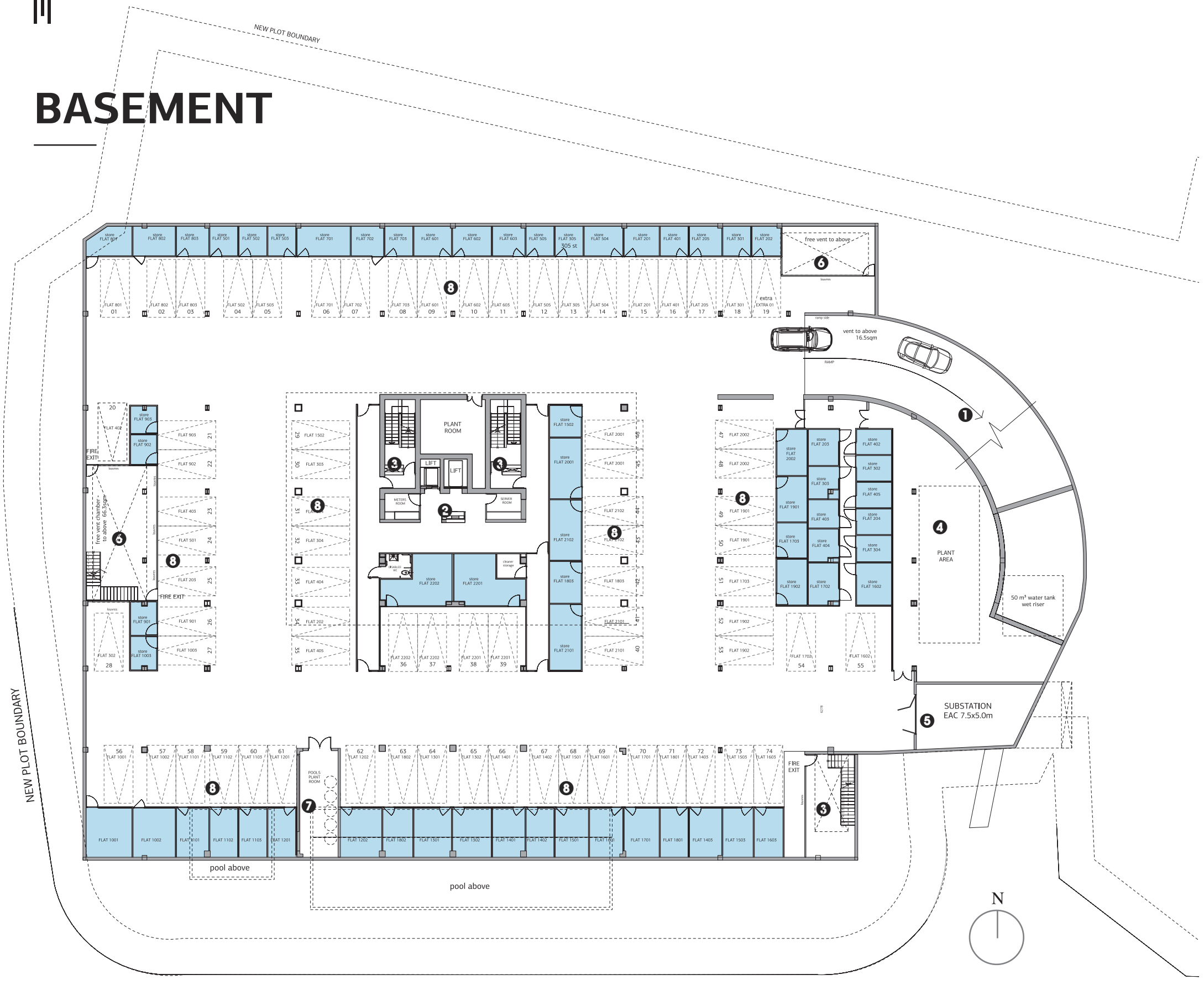
11

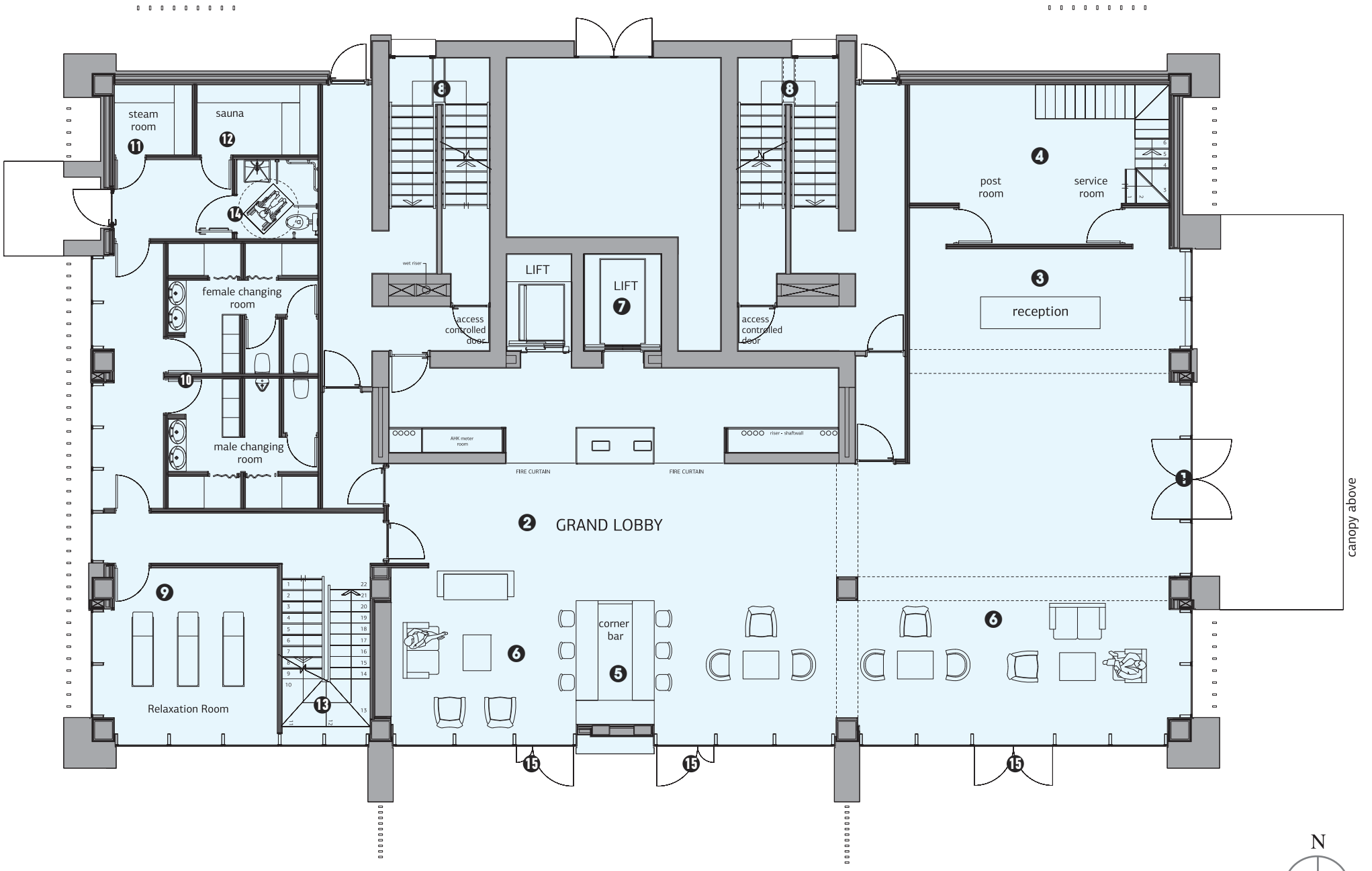
BASEMENT



❶ Main Entrance
❷ Lift
❸ Stair Case
❹ Plant Area
❺ Substation
❻ Ventilation
❼ Pool Plant Station
❽ Resident Parking

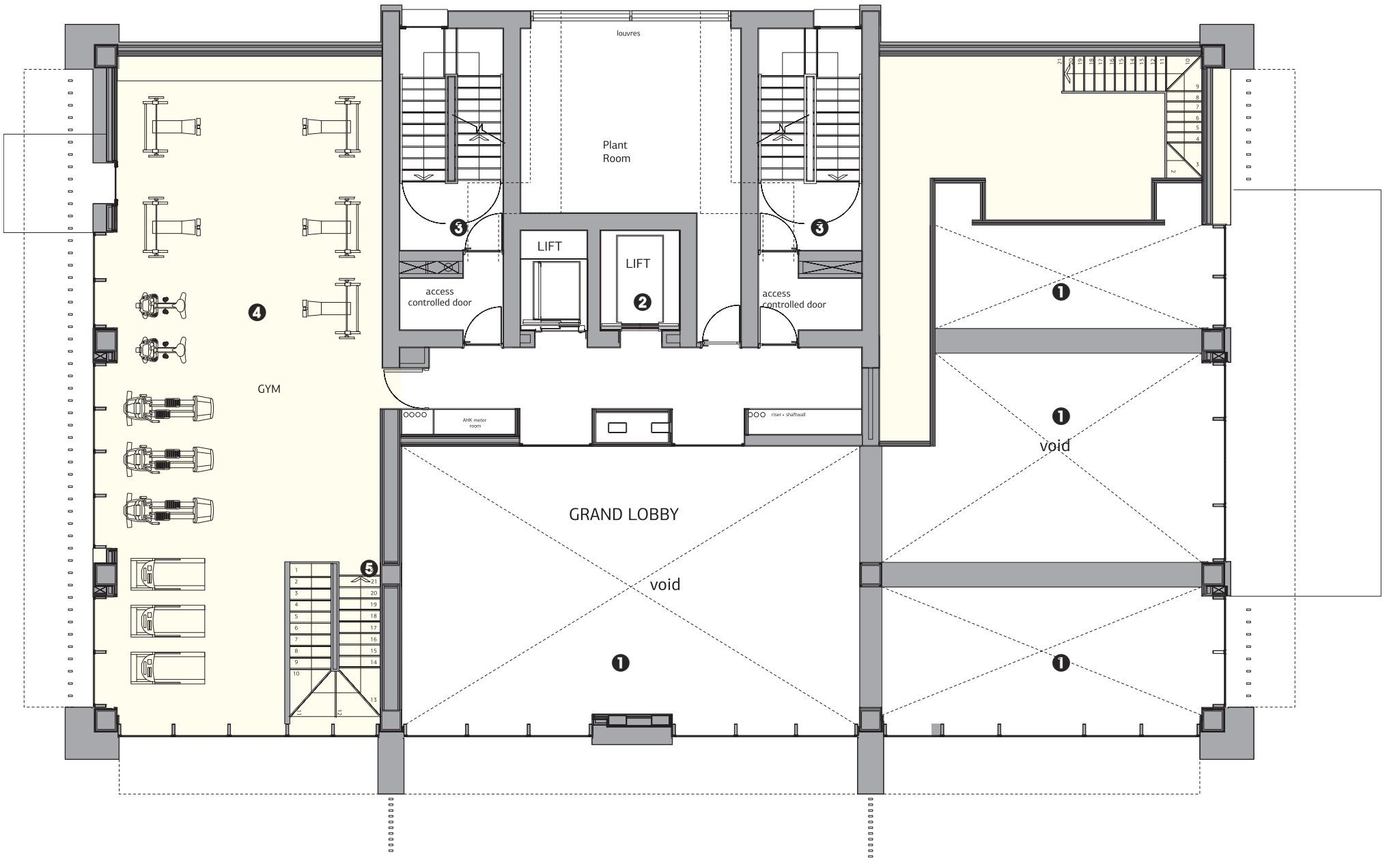
● Resident Storage Rooms

GROUND FLOOR



❶ Main Entrance
❷ Grand Lobby
❸ Reception
❹ Service Room
❺ Corner Bar
❻ Lounge Area
❼ Lift
❽ Stair Case
❾ Relaxation Room
❿ Changing Room
⓫ Steam Room
⓬ Sauna
⓭ Stairs to Mezzanine
⓮ W.C.
⓯ Exit To Pool Area

MEZZANINE - GYM

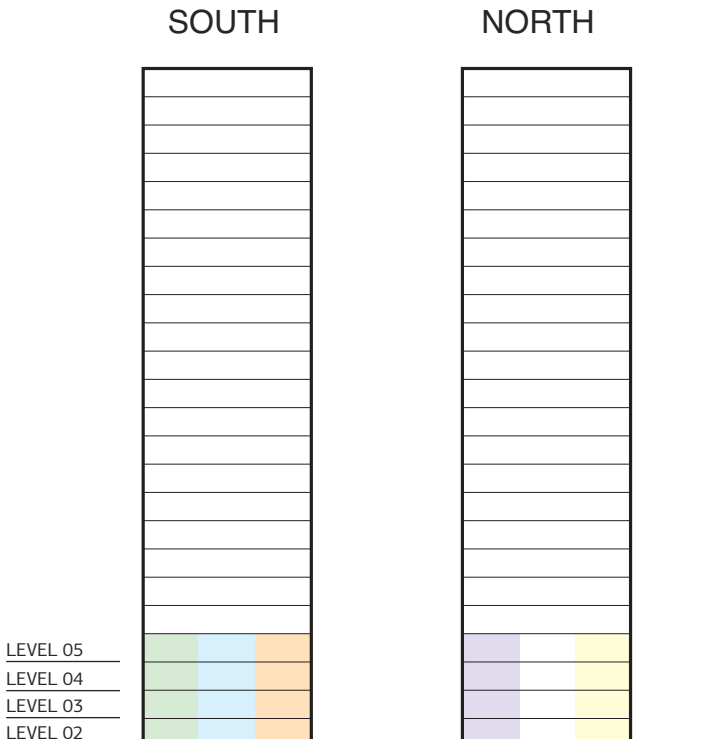


❶ Void Over Lobby
❷ Elevator
❸ Stair Case
❹ Gym
❺ Stairs to Ground Floor

1st FLOOR - MANAGEMENT

❶ Recreational Area
❷ Corner Bar
❸ Storage
❹ W.C.
❺ Office
❻ Office kitchen
❼ Reception
❽ Elevator
❾ Laundry
❿ Washing Area
⓫ Dining & kitchen Area
⓬ Maid Rooms
⓭ Stairs Case

TYPICAL FLOOR PLAN LEVELS 02-05



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1 BEDROOM APARTMENTS 201, 301, 401, 501

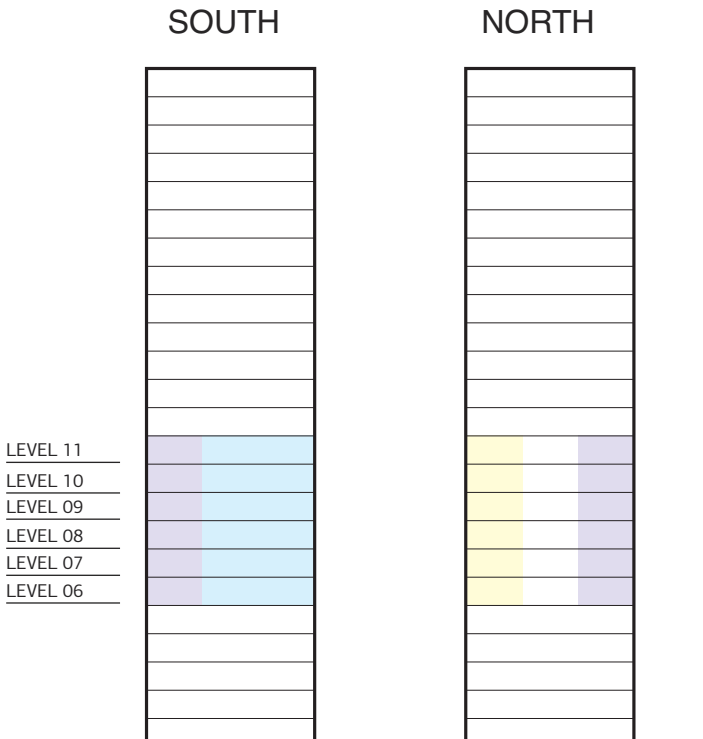
1 BEDROOM APARTMENTS 205, 305, 405, 505

1 BEDROOM APARTMENTS 202, 302, 402, 502

2 BEDROOM APARTMENTS 203, 303, 403, 503

2 BEDROOM APARTMENTS 204, 304, 404, 504

TYPICAL FLOOR PLAN LEVELS 06-11



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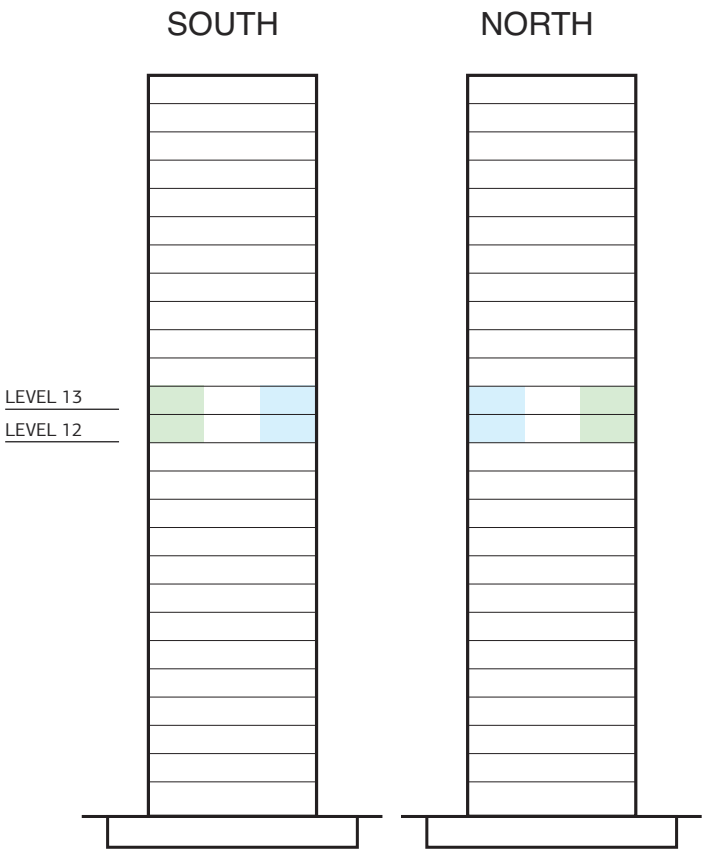
2 BEDROOM APARTMENTS
603, 703, 803, 902, 1003, 1103

3 BEDROOM APARTMENTS
601, 701, 801, 901, 1001, 1101

3 BEDROOM APARTMENTS
602, 702, 802, 902, 1002, 1102

TYPICAL FLOOR PLAN LEVELS 12-13



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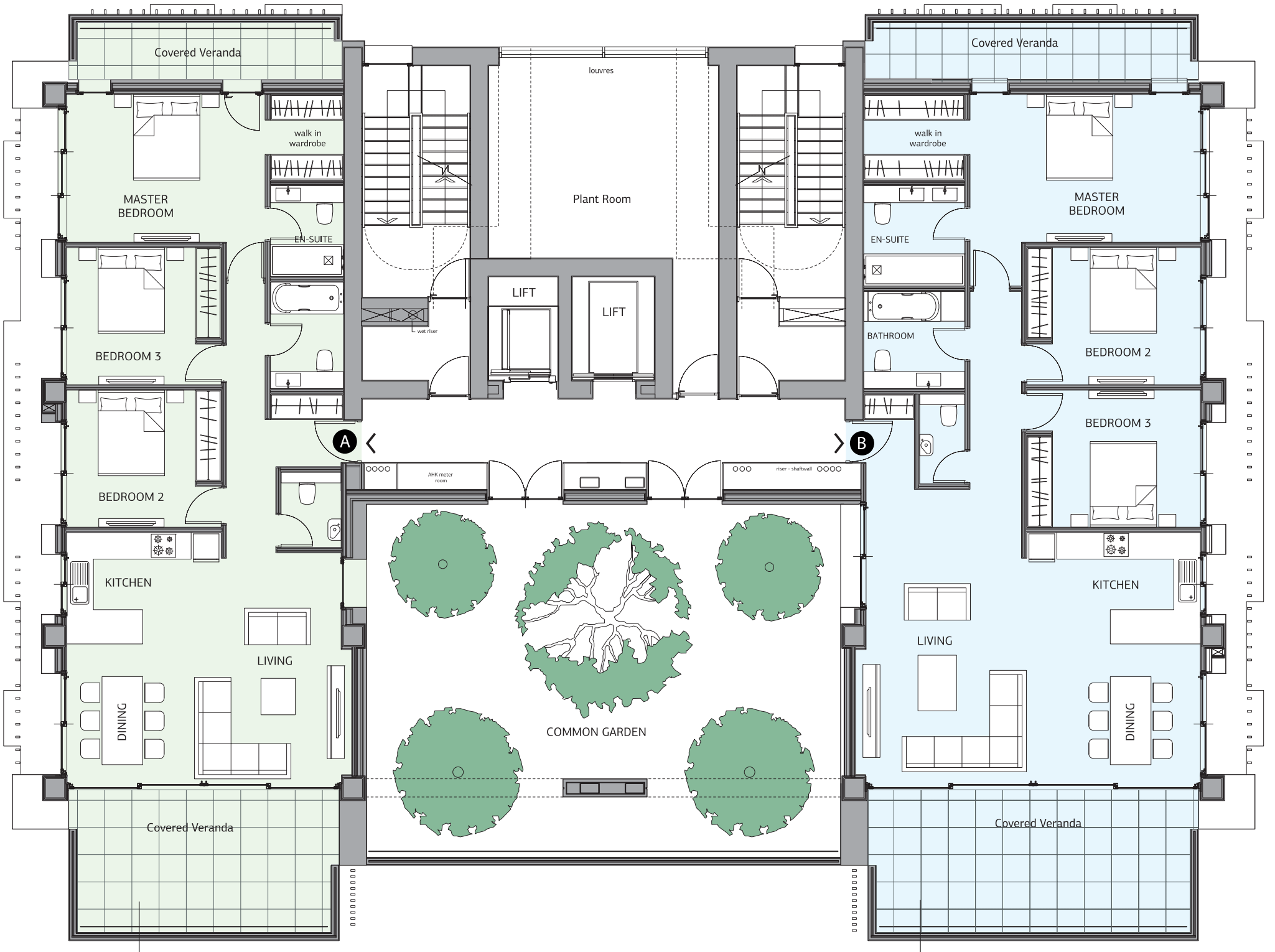

3 BEDROOM APARTMENT 1201,1301

3 BEDROOM APARTMENT 1202, 1302

N

TYPICAL FLOOR PLAN LEVELS 14-18

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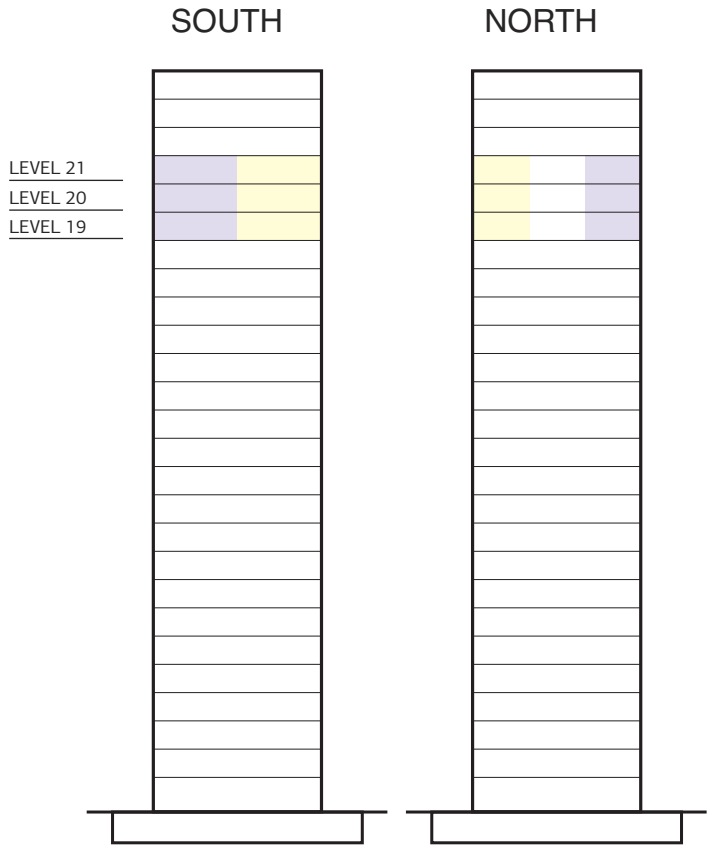
3 BEDROOM APARTMENTS
1401, 1501, 1601, 1701, 1801

2 BEDROOM APARTMENTS
1402, 1502, 1602, 1702, 1802

3 BEDROOM APARTMENTS
1403, 1503, 1603, 1703, 1803

N

TYPICAL FLOOR PLAN LEVELS 19-21



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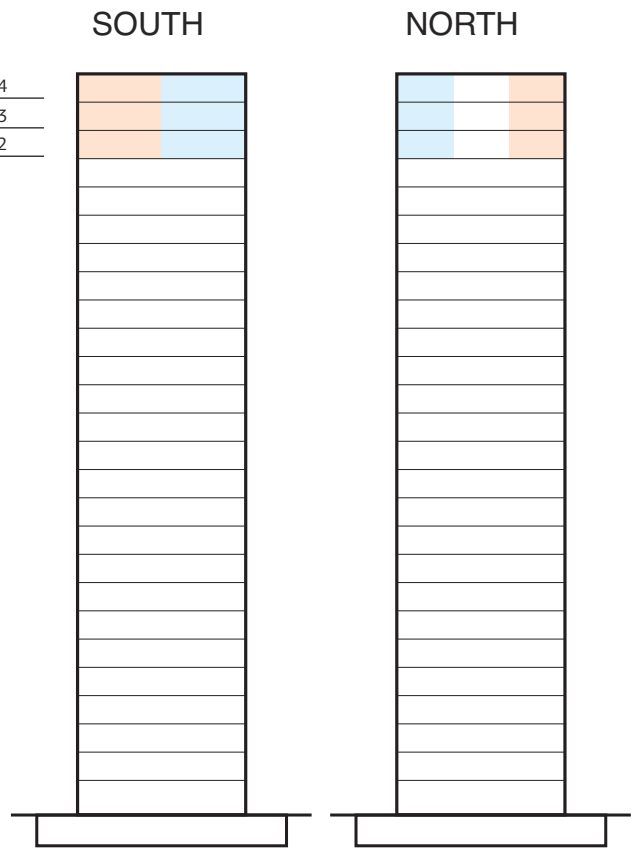
3 BEDROOM APARTMENT 1901, 2001, 2101

3 BEDROOM APARTMENT 1902, 2002, 2102

PENTHOUSE FLOOR PLAN LEVELS 22-24



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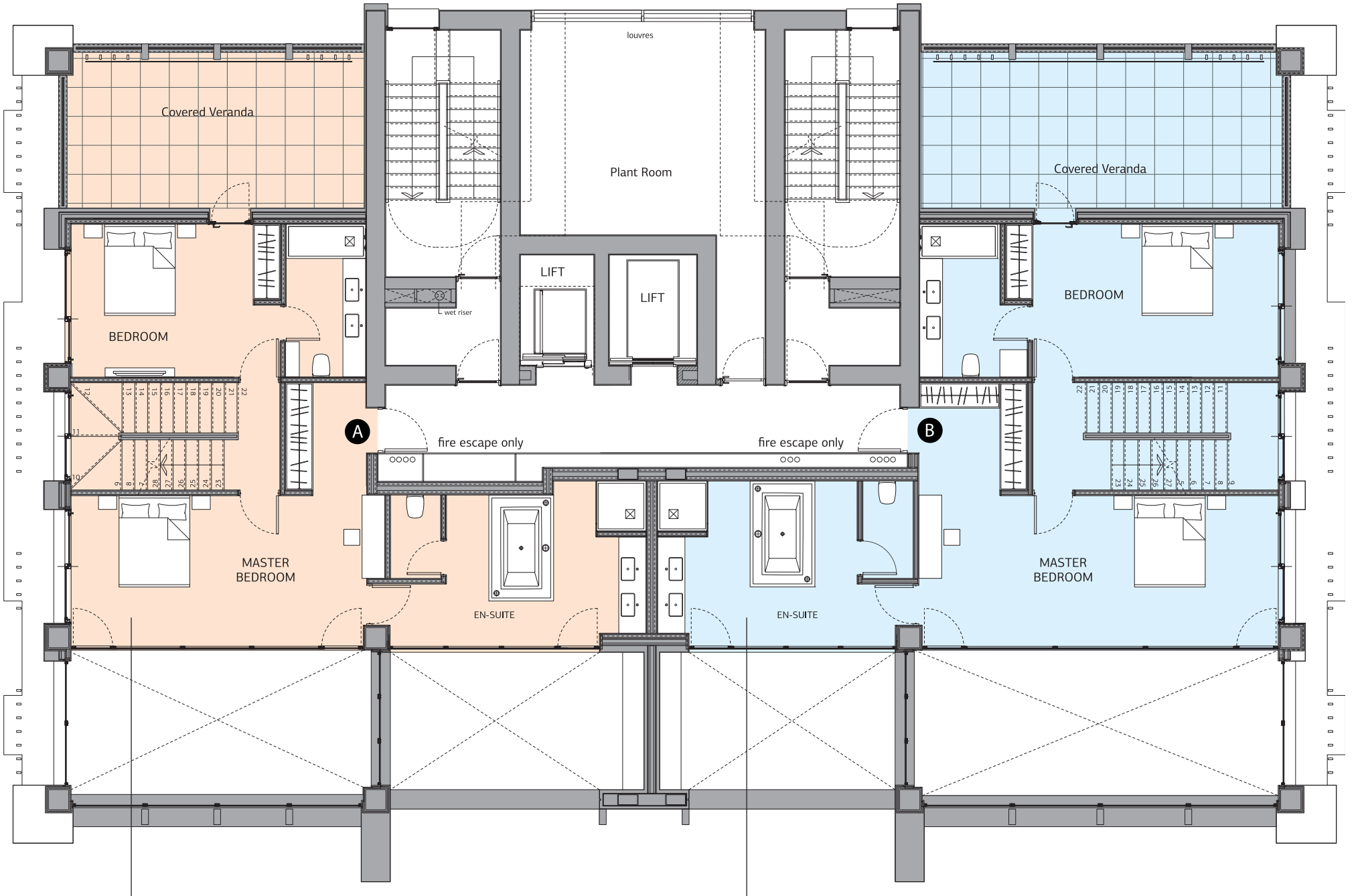
4 BEDROOM
PENTHOUSE /
DUPLEX
2201

4 BEDROOM
PENTHOUSE /
DUPLEX
2202

N

PENTHOUSE FLOOR PLANS LVL 23



4 BEDROOM PENTHOUSE / DUPLEX 2201

4 BEDROOM PENTHOUSE / DUPLEX 2202

PENTHOUSE FLOOR PLANS LVL 24

4 BEDROOM
PENTHOUSE /
DUPLEX
2201

4 BEDROOM
PENTHOUSE /
DUPLEX
2202

NORTH VIEW

SOUTH VIEW

MARR TOWER SPECIFICATIONS

BUILDING ENVELOPE

Dichromatic Alucobond or similar panels fire rated in accordance with the new European Fire Code class A2-S1-d0
All living room sliding doors -Rabel series 65 Super Thermal Slim
All fixed and opening windows - Rabel series 8200 Super Thermal
All double glazed openings to be panelised 6-20-6 mm with laminated glass external pane and argon filled void for better energy performance .
Ground floor double height lobby - Rabel series 15000 semi structural non Thermal fully glazed curtain wall system
Aluminium vertical louvered system
Fairfaced concrete to the main core of the building .

External walls - Thermally, Acoustically and Water insulated cavity dry wall construction, on steel support structure, 270mm total; with additional 80mm Alucobond or similar ventilated façade system, as outlined above.
Party walls - Acoustically insulated double wall dry construction 250mm
Internal Partitions Acoustically insulated dry construction partition system 125mm

STRUCTURAL FRAME

Fire protected steel frame providing optimum structural integrity , earthquake and fire resistance in accordance with the Euro codes .
Floors structure to be concrete slab on mild steel corrugated panels .
250mm screed and thermal/acoustic insulation capable of accommodating the under floor heating system .

MECHANICAL PROVISIONS

Heating and air conditioning will be via a combined VRV system incorporating a heat pump for maximum energy efficiency and economy .
Each apartment will have its own equipment on the same floor within a dedicated plant room serving each floor .
The under floor heating system will provide for different zone circuits each with independent temperature and program control .
All air conditioning units to be concealed within the suspended ceiling voids with linear slot diffusers .
All bathrooms to be provided with electrically operated with exhaust ventilation system .
All bathrooms to be provided with electric heated towel rail .

ELECTRICAL PROVISIONS

Provision of entry phone for communication with the concierge and security .
TV access points in lounge and bedrooms .
Coaxial RG6 and Ethernet
13 amp power circuit .
Lighting will generally comprise low voltage recessed luminaires throughout and LED strip feature lighting in selected locations . Provision for pendant lighting in the dining area . Provision for table and floor lamps to be provided in the lounge and bedrooms .

Fully automated integrated lighting system with upgrade options if required such as:
.Air Conditioning / Under floor heating control
.Motorised blinds control
.Multi-room music system control
.Video distribution system

LIFTS

The building will be served by two high-tech , high velocity (2.5m/sec) lifts . One lift to be enhanced to enable large items and furniture to be transported and to be specified in accordance with EN 81-72 for Fire fighters use . The cabins will be finished with quality wood veneered walls , full height mirror and stainless steel accessories with marble floor and LED lighting .

FIRE PROTECTION SYSTEMS

The apartments and common areas will be fully protected by the provision of a sprinkler system . In addition a wet riser and a fireman's lift are provided for the exclusive use by the fire brigade in the event of fire . Smoke detectors and fire alarms are also provided .

INTERNAL FINISHES

Floors - Bathrooms
Lounge areas Choice of quality Italian engineered parquet flooring or marble effect type ceramic tiles .
Bedrooms quality Italian engineered parquet flooring .
Bathrooms large format marble effect type Italian ceramic tiles for walls and floors . Frameless glazed shower screens . Thermostatically controlled ceiling-mounted main shower rose with additional deck-mounted
hand-held shower . Enameled steel bath. The walkin shower to be finished as the floor with concealed drainage . Wall mounted WC with soft close seat and push button flush . Bespoke porcelain vanity unit with integrated ceramic basin , feature chrome tap and built-in storage.
Full height mirror in master bathroom .

BALCONIES

Balconies non slip marble effect type ceramic tiles matt finish . Concealed rainwater drainage and full tempered glass balustrade .

CEILINGS -DOORS - WARDROBES

Suspended ceilings in plasterboard integrating concealed lighting system with LED spots and strip LED lighting feature .
Apartment entrance door 15 point security door , fire rated 60 mins certification and finished in glossy melamine on both sides with satin stainless steel accessories .
Apartment Internal doors . Frameless internal doors finished in wood effect quality laminate veneer 2.4m height to match floor finish with satin stainless steel accessories .
Wardrobes will have a bespoke timber effect quality laminate veneer doors to match the flooring to include shelving and hanging rails and drawers.

KITCHENS

Choice of three types of bespoke Italian manufactured kitchens .

Type 1.
Carcass : Melamine (Class F)
Fronts : Laminate with Matt or Gloss Lacquer (Class E1)
Worktops : Laminate
Stainless steel Sink
Integrated extractor hood
Aluminium cover in carcass under the sink unit
Metal Waste Bin
Plastic cutlery tray in drawer
Mats for drawers

Type 2.
Carcass : Melamine (Class F)
Fronts : Leatherette and Gloss Lacquer (Class E1)
Worktops : Quarz
Stainless steel Sink unit
Tall unit with 4 chrome pull out internal drawers
Waste bins for 90cm basket for sink unit deep drawer
Integrated extractor hood
Aluminium cover in carcass under the sink unit
Wooden cutlery tray in drawer
Mats for drawers

Type 3.
Carcass : Melamine (Class F)
Fronts : Laminate and Matt Lacquer (Class E1)
Worktops : Gres porcelanato
Stainless steel Sink
Integrated extractor hood
Aluminium cover in carcass under the sink unit
Metal Waste Bin
Wooden cutlery tray in drawer
Mats for drawers

All types of kitchen to have soft closing system to doors and drawers .
All types of kitchen designed to integrate seamlessly provisions for dishwasher , refrigerator , oven and microwave and hob (not included)

SECURITY

24h on-site security team .
Site-wide and local CCTV surveillance to public areas and building entrances .
Key board operated entrance gates and main entrance .

RESIDENTS AMENITIES

The residents will benefit from a full range of lifestyle services and amenities .

GROUND FLOOR

- 24-hour concierge service .
- Double height Reception area with post room and waiting lobby
- Double height Residents' Lounge
- Changing facilities for the swimming pool and gym.
- South facing Relaxation room .
- Sauna / Steam room

EXTERNAL AREA

- Main swimming pool with infinity edge (25 x 8.5m)Children's' pool (7x6m)

. Pool Bar
. Sunbathing areas with pergolas
. Children's' playground
. Full size Tennis court
. Extensive large landscaped gardens and paved areas incorporating water features .

MEZZANINE

. Fully fitted Gym

FIRST FLOOR

. Residents' Club/Games room
. Management offices
. Laundry and Ironing facilities
. Staff rooms

BASEMENT

Covered secure resident's parking for each apartment .
Store rooms for each apartment .

MARR TOWER

FOR MORE INFORMATION

Telephone (Cyprus): +357 25 762 300
info@marrcyprus.com
www.marrcyprus.com

All CGIs included in this brochure are indicative of final specification and are subject to change.

The information in this document has been prepared solely for the purpose of providing general information about Marr Tower. We have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but do not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. Actual plans may have minor variations to the typical plans shown in this document. All matters will be governed by the applicable purchase and sales agreement.

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DECEMBER 2017.

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