

SeaMark

Tower

CoolSide Development

Developing The Limassol Coast Line

CoolSide Development

Global standards, Mediterranean horizons. Creating landmark properties along Cyprus' coastline for those who seek lifestyle, investment, and legacy.

CoolSide Development creates landmark residential and commercial projects in privileged coastal locations across Cyprus. Every development is designed with international buyers in mind, offering panoramic views of the Mediterranean, world-class architecture, and unmatched lifestyle value. From luxury residences to high-end commercial spaces, our projects combine investment security with the allure of coastal living — making them ideal for discerning homeowners and global investors alike.

cool-side.com

SeaMark
Tower

A world-class Grade A Commercial Icon

SeaMark embodies the prestige of a landmark commercial tower rising along Limassol's iconic coastal horizon — a symbol of superior architecture, an enviable shoreline location, and uninterrupted sea views within the city. It represents the pinnacle of sophistication, innovation, and modern business lifestyle.

Designed exclusively for discerning corporate clients, SeaMark offers an environment where businesses can elevate their presence and operate at the highest standard. Its elegant reception, high-end restaurant, rooftop garden, and private wellness facilities create a setting that balances productivity with comfort, shaping a workplace experience that feels both efficient and inspiring.

Flexible office layouts, advanced infrastructure, and world-class amenities ensure companies can adapt, grow, and impress clients from day one. More than a commercial address, SeaMark is a destination — a benchmark for coastal excellence that redefines what a modern business tower can offer in the centre of Limassol.

The Most Desired Coastal City

Limassol

SeaMark
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Limassol stands as Cyprus's most desirable coastal city — a vibrant international hub where business growth, modern living, and Mediterranean lifestyle come together. With its expanding skyline, high-rise developments, advanced infrastructure, and competitive tax framework, the city attracts global companies, entrepreneurs, and investors seeking opportunity and quality of life. A thriving business ecosystem, rich cultural scene, and easy access to both sea and mountains make Limassol a uniquely compelling destination for those looking to elevate their work and lifestyle in one exceptional location.

International Hub	Global Business HQ's	EU Access	50+ New Businesses Yearly
Continuous Development	High Rise Developments	Hi-Tech Infrastructure	Commercial Buildings
Lower Tax Rates	15% Corporate Tax	0–5% Dividend Tax	19% Common Vat





A growing hub for emerging IT & Fintech businesses



A hub for international exchange



An Attraction for investors, businesses and staff



Abundant coastal environment with easy city accessibility



Impressive international and local cuisine



Mountain Escapes for those who seek adventures

Seriously Cool Business Spaces Centrally Located on the Coast of Limassol

SeaMark

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9441 m² Total Area For Sale or Lease

Grade A Construction

21 Levels

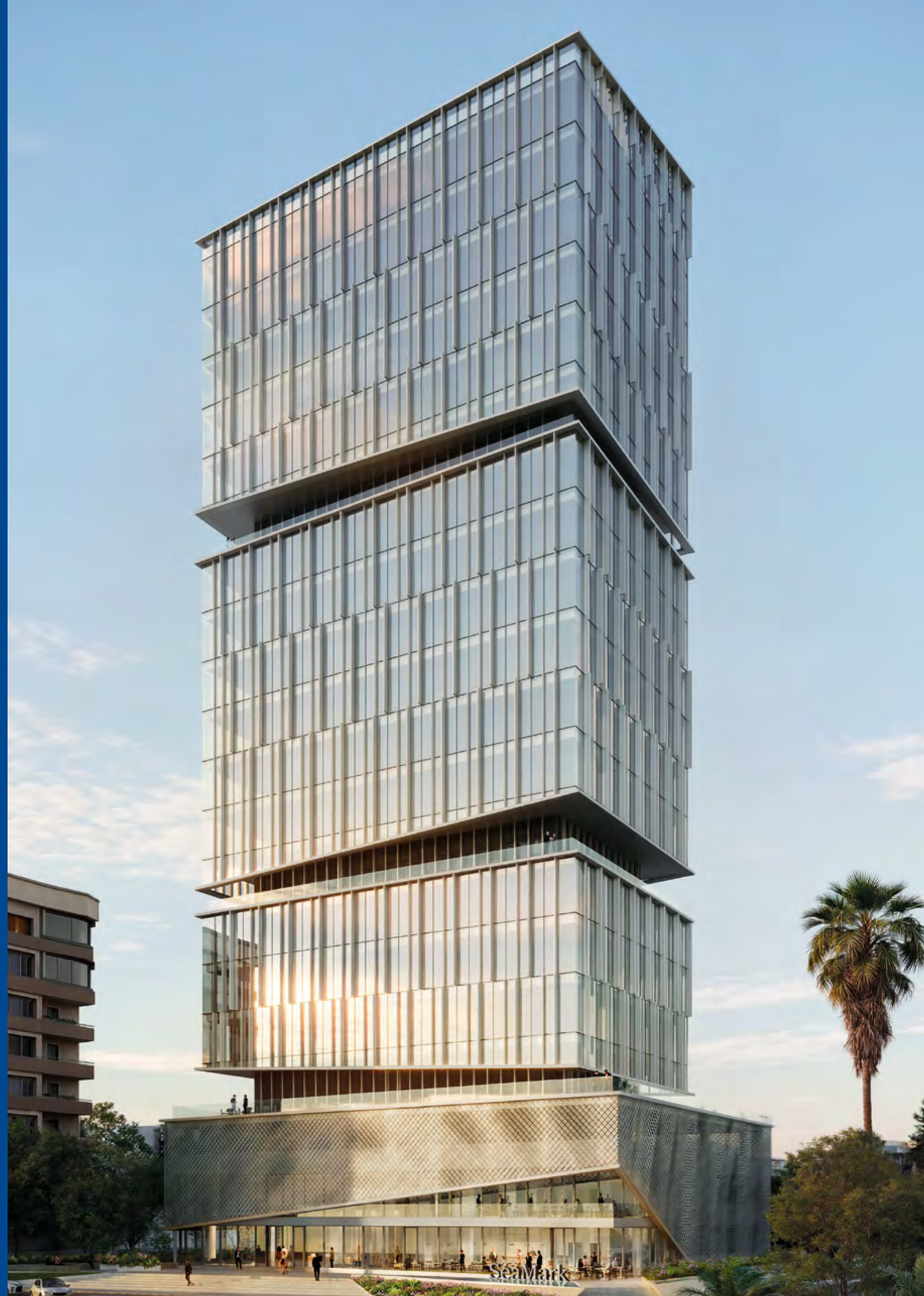
134 Parking Spaces

3900 m² Amenities

A+ Class Energy Efficiency — LEED Gold Certified

285 / 570 m² Total Office Space
For Half Floor / Full Floor

CoolSide Development



Advanced Building Technology

SeaMark Tower's building technology is the result of a carefully coordinated architectural and engineering approach. High-performance systems, refined material selection, and integrated environmental strategies work together to enhance efficiency, comfort, and long-term building performance, reflecting a considered response to contemporary office requirements. Due to the geothermal energy source and other energy-efficient technical solutions, residents will be able to save approximately 50% of their electricity costs.

LEED Gold Certified

SeaMark Tower reflects a strong commitment to sustainable design and environmental responsibility. The building incorporates energy-efficient systems, water-saving strategies, and high-quality indoor environments. These features help reduce operating costs while enhancing occupant comfort, health, and long-term value.



Geothermal and Solar Energy



Energy Efficient Systems



A+ Class Construction



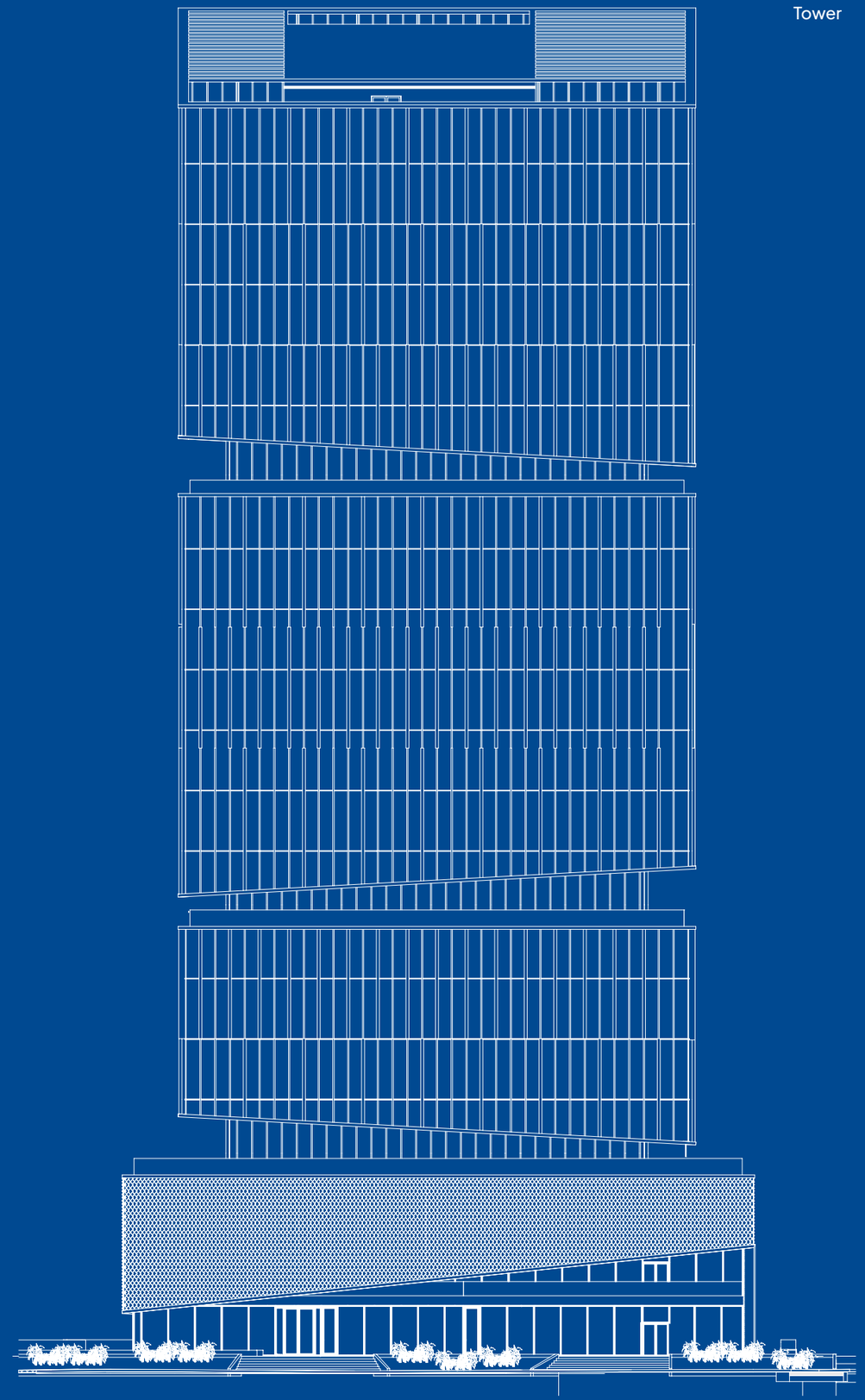
High End Architectural Design



Acoustic Performance



High Performance Glass
g-value=0.2, LT=0.72



Employee productivity

SeaMark Tower offers more that just great workplace, it inspires people to stay, grow, and thrive. The environment nurtures wellbeing, connection, and focus. Being at work becomes a place where employees feel valued, motivated, and proud to belong, strengthening both performance and long-term retention.

Designed to Spark Interaction	Amazing Sea Views	Natural Light
Sound Management	Secure Environment	Health and Fitness Spaces
Quality Air Control	Relaxation & Entertainment	Healthy Eating Environment
Premium Workspaces	Contemporary Environment	Easy Communal Access



Perfectly Located

On the coast of Limassol City

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SeaMark Tower

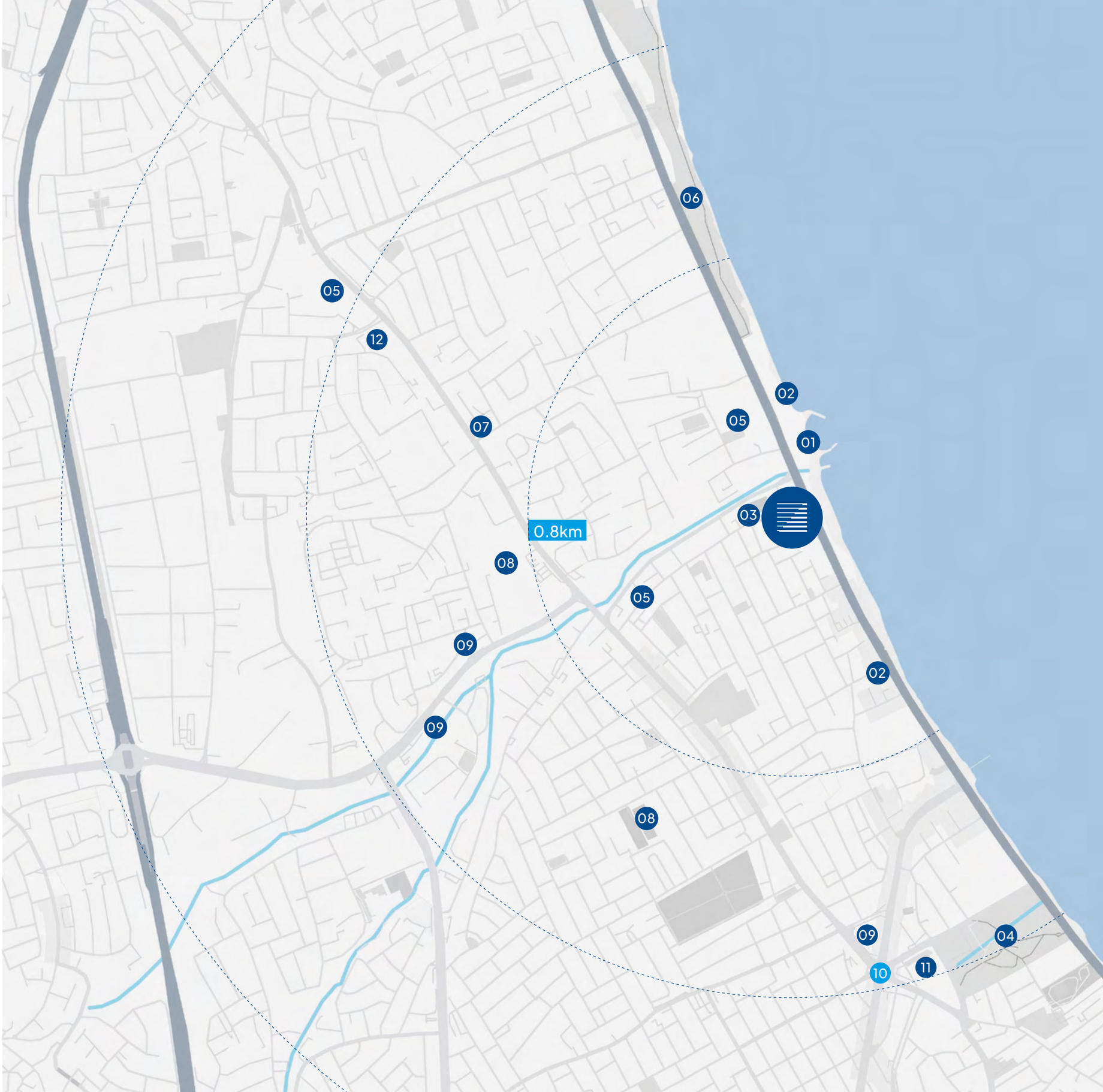
The presence of SeaMark creates a new landscape, serving as a commanding commercial building on the coastal area of Limassol. Experience a new office lifestyle where the large office space, premium amenities, and an impressive roof garden come together in perfect harmony.

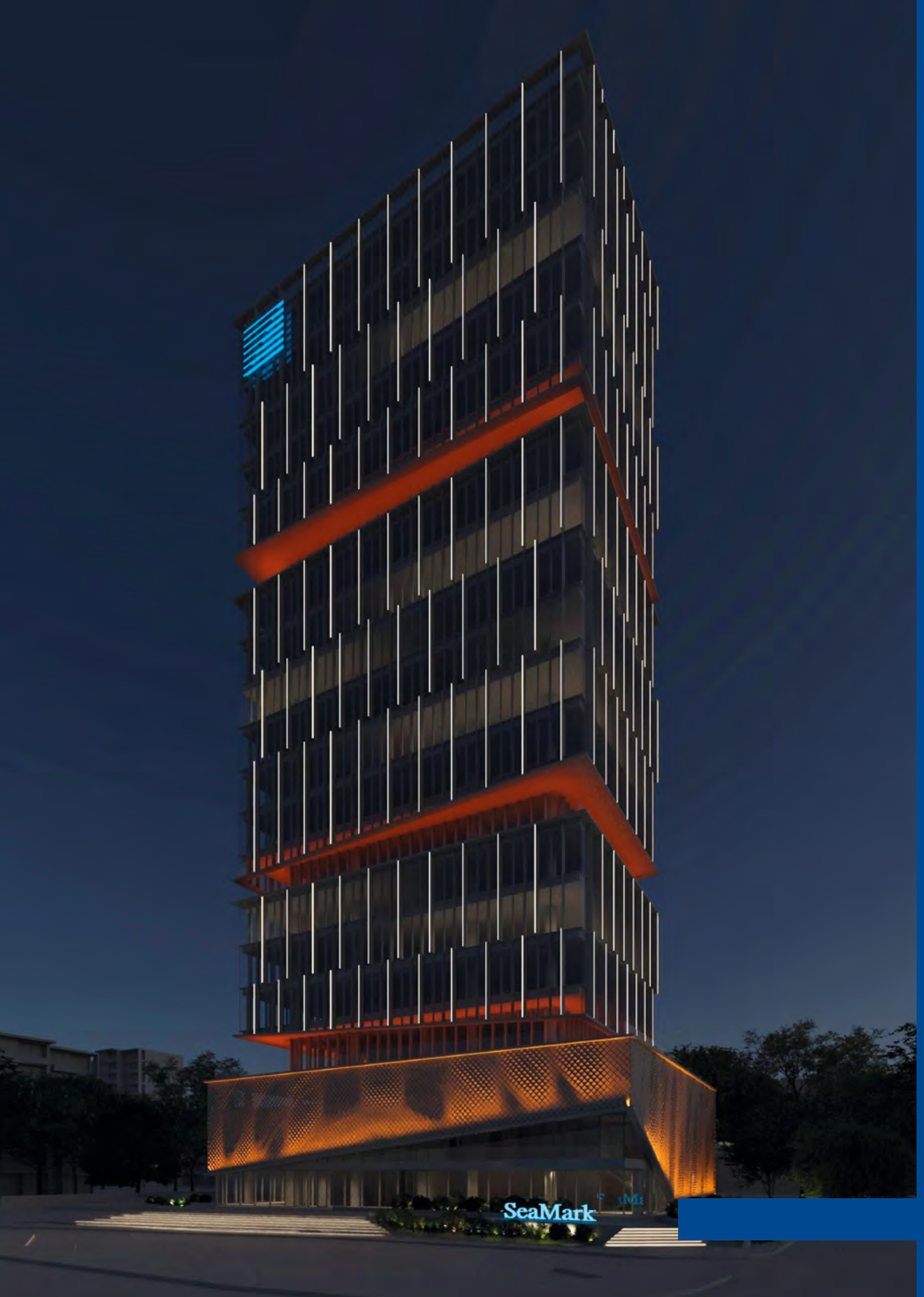


Perfect Access

5 min	Drive to closest bank
5 min	Drive to Limassol Marina
5 min	Drive to Limassol Centre
10 min	Drive to the highway
18 min	Drive to International Schools
45 min	Drive to Larnaca & Airport
45 min	Drive to Pafos City & Airport
55 min	Drive to Nicosia City

1. Hotel
2. High end Restaurant / Bar
3. Nursery
4. Municipal Park
5. Supermarket
6. Dassoudi Beach
7. Bank
8. Local School
9. Luxury Car Showrooms
10. Limassol Centre
11. Limassol Court
12. Hospital
13. High Tech Store
14. Industrial Area
15. Highway to all other cites and airports





SeaMark
Tower

SeaMark Tower
A One of its kind

on the Coast of Limassol

Prestigious & Prominent

1. Coastal city central location
2. Impactful Visibility
3. Increase in business prestige
4. Walking distance to amenities
5. Easy access to all city areas

Flexible Smart Office Spaces

1. Configurable office space per floor
2. Floor and complete building for sale or leasing
3. Technology integration
4. Employee facilities and amenities
5. Endless Sea Views from every Level

Ample Facilities

1. Fully equipped gym
2. Spa facilities
3. Conference rooms
4. Restaurant

Sustainability

1. LEED Gold Certification
2. Energy efficiency and efficient resource use
3. Sustainable materials
4. Whole life-cycle approach
5. Occupants health and comfort
6. Long-term social and economic value

CoolSide Development



Superior Facilities

- Ground Floor Lobby
- Restaurant & Bar Lounge
- Fitness & Wellness Floor
- Staff Canteen
- Event & Meeting Rooms
- Roof Garden with Bar and Lounge Area

Ground Floor

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Tower



LEGEND

1. Main Entrance
2. Lobby
3. Lounge Area
4. Reception
5. Access Point
6. Elevators
7. Disabled WC
8. Restaurant
9. Ground Floor Parking
10. Bicycle Rack
11. Ground Floor Parking Entrance
12. Basement Parking

Lobby

Ground Floor

Whether you are greeting guests or heading to your office, the lobby offers the perfect entry experience with a majestic, luxury hotel-style lobby.

Luxurious waiting and meeting lounge

Concierge / reception

Secured Access Entrance

3 +1 Fast Elevators





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Ground Floor Lobby



Restaurant & Lounge Bar

Ground Floor

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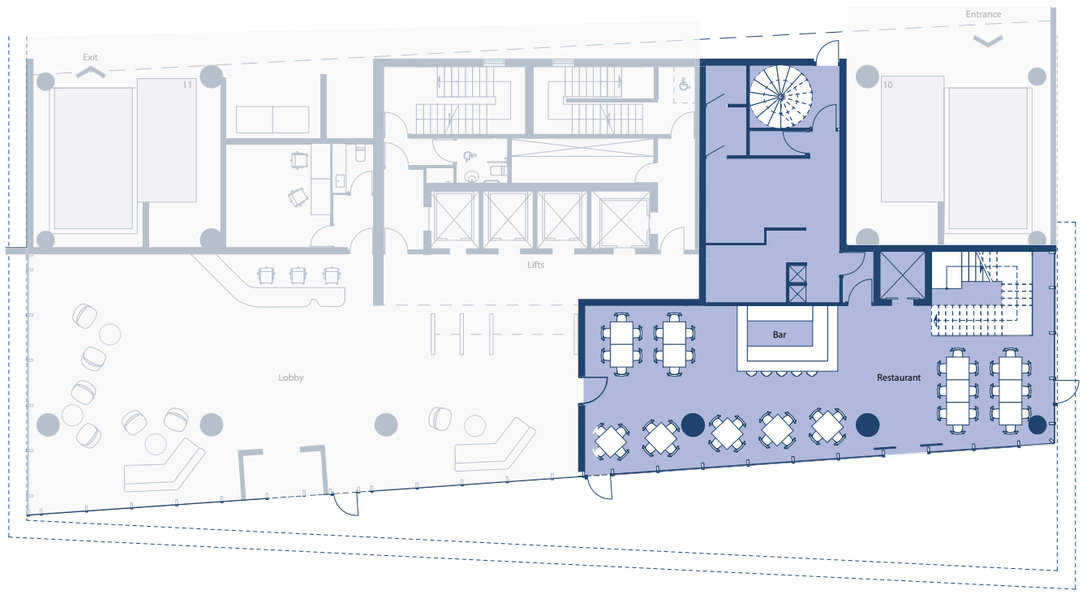
A Premium Experience

The ground-floor restaurant and lounge bar offers a refined destination where everyday moments meet exceptional atmosphere. Framed by expansive sea views, the space unfolds across elegant interior and exterior dining areas, a relaxed lounge setting, and a mezzanine level with internal seating and a veranda. Thoughtfully planned service areas and supporting facilities ensure a seamless experience, making it a vibrant social anchor for business lunches, informal meetings, and evening gatherings within SeaMark Tower.

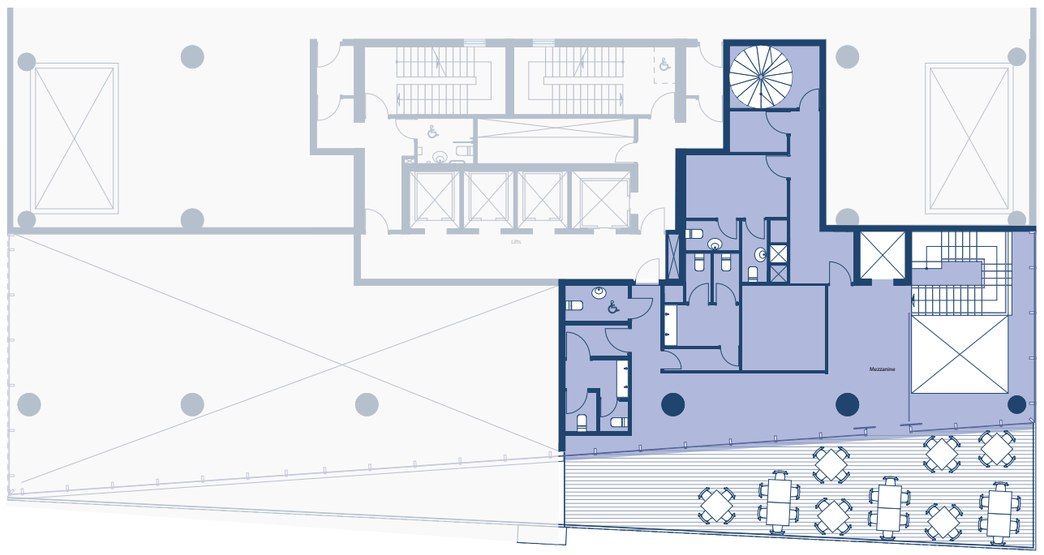
The Restaurant is a Core & Shell Space Available For Lease or Sale



Restaurant & lounge Ground Floor



Restaurant & lounge Mezzanine



Fitness and Wellness

2nd Floor

The Health Club provides a superbly appointed suite of facilities to fine-tune occupants daily fitness regime or de-stress after a hard day.

Sink into a relaxing jacuzzi while gazing out over magnificent sea views. Take a book or browse online while soaking up the sun in the winter garden. Enjoy all the health benefits of a cleansing sauna. Nurture your health and well-being in privacy and at ease.

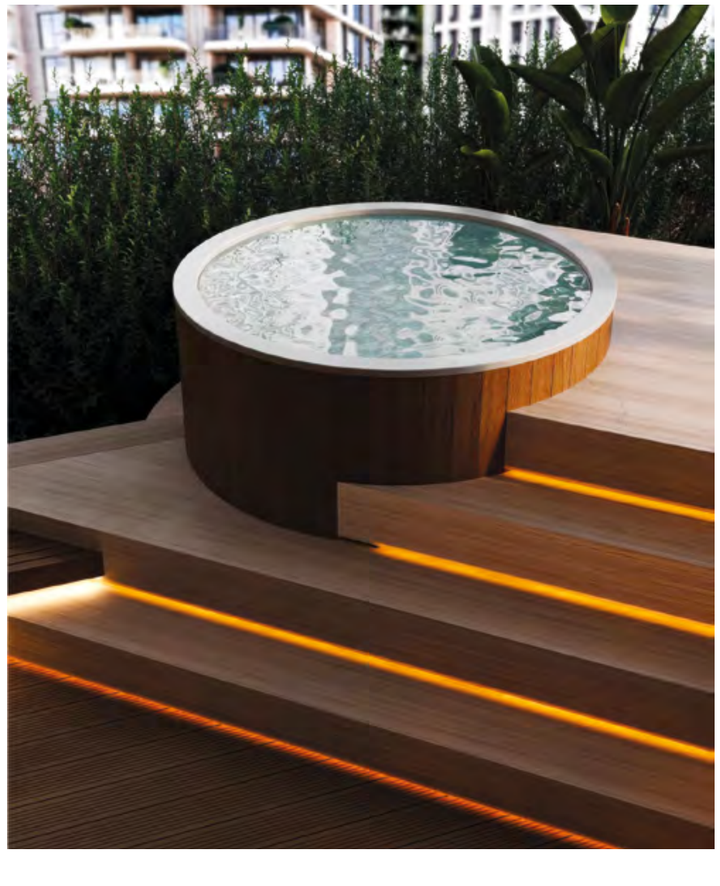


Fully Equipped Gym

Yoga & Fitness Area

Jacuzzi and Sauna

Exterior Relaxation Area





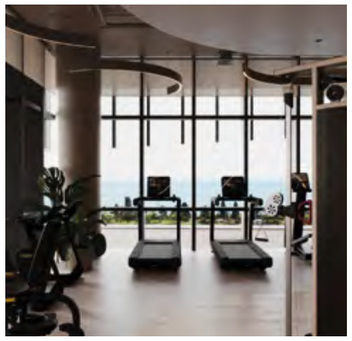
Separate Male and Female changing rooms



Separate Male and Female Showers









Showers

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External Sauna
With Sea &
Mountain Views

Relaxation Area

Staff Dining

2nd Floor

Workplace wellbeing
and satisfaction
through-out the day.

The staff dining area on the second floor is designed to enhance employee wellbeing and workplace satisfaction. Comfortable seating, efficient service areas, and a relaxed setting encourage breaks, interaction, and balance throughout the working day, supporting a positive and productive office culture.



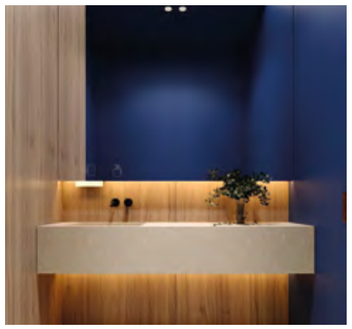
Canteen Capacity 100 Seats



Sea Views From all Around



Canteen & Serving Buffet Area



Separate WC's



Events and Conference



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The Lobby



Elevated Meetings and Events

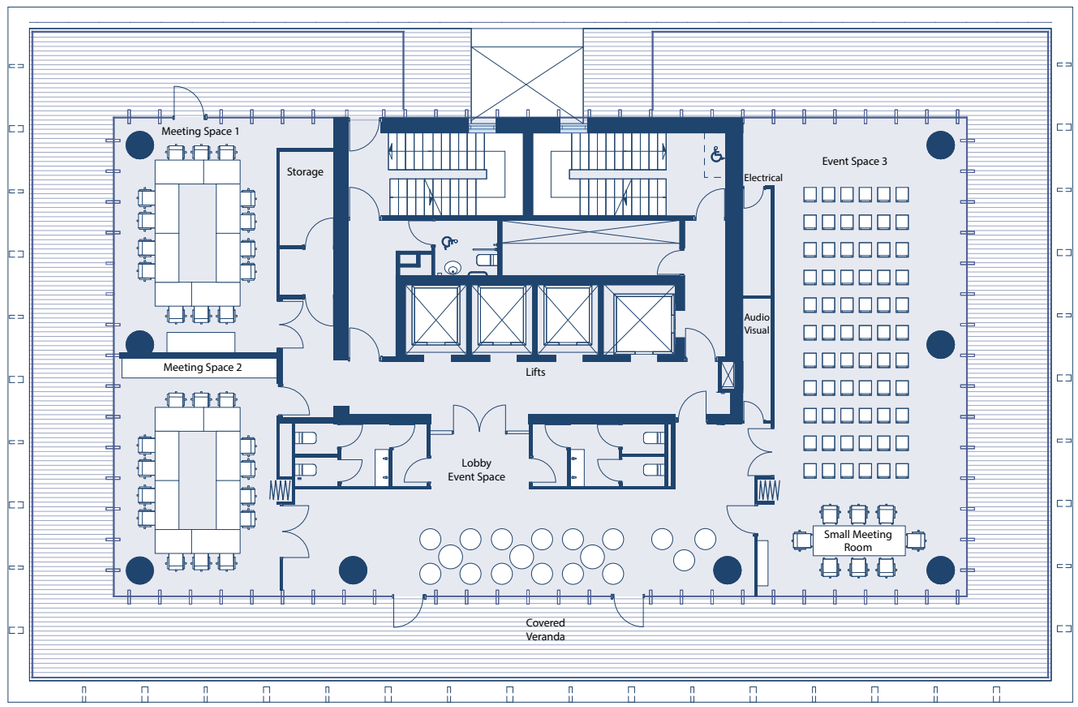
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6th Floor

The events and conference floor is envisioned as an inspiring extension of the workplace, where expansive sea views set the stage for truly memorable gatherings. Designed with flexibility at its core, the space seamlessly adapts to a wide range of event sizes and formats, from intimate meetings and collaborative sessions to large scale corporate events, elevating every occasion through a blend of professional functionality, openness, prestige, and experience.

The Lobby	74 People Capacity
Meeting Room 01	14 People Capacity
Meeting Room 02	14 People Capacity
Event Room 03	74 People Capacity





Event Room

Event Lobby

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Tower

Meeting Room

Event Room





On Demand Events & Meeting Spaces

The four fully equipped spaces are available on demand, accommodating private meetings, presentations, and corporate functions. Designed for adaptability, each space supports a range of layouts and uses, providing occupants with a professional setting that can be configured to suit both formal and informal events as required.

- **Custom Layouts**
- **Partitioning**
- **Fully Equipped For Presentations**
- **Sound Insulated Rooms**

Roof Garden



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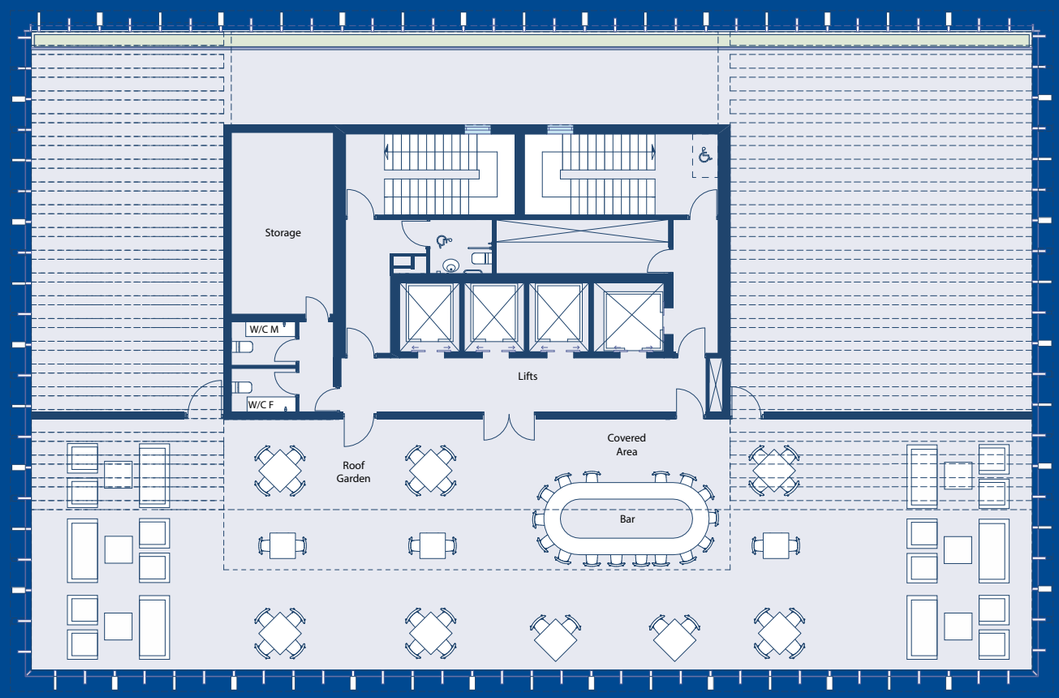




Elevated above the city, the roof garden offers a place to unwind, connect, and entertain, framed by sweeping views of the sea, skyline, and mountains.

With a refined bar, lounge areas, and intimate seating, it is ideal for relaxed after-work moments as well as stylish gatherings and celebrations, all enjoyed from a uniquely elevated perspective.

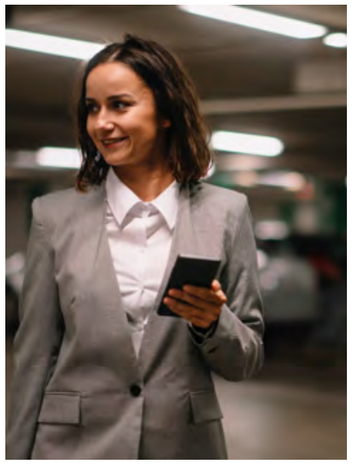
The Roof Garden is available for Sale or Lease



Generous Parking

-1, -2 & 1st Floor

The parking provision across the 1st floor and two basement levels, designed to support the daily needs of a modern office environment. Efficient circulation, clear access points, and direct lift connections ensure smooth arrival and departure for employees and visitors. With ample capacity and dedicated accessibility provisions, the parking facilities form a seamless and functional extension of the building's professional infrastructure.



134 Total Parking Spaces

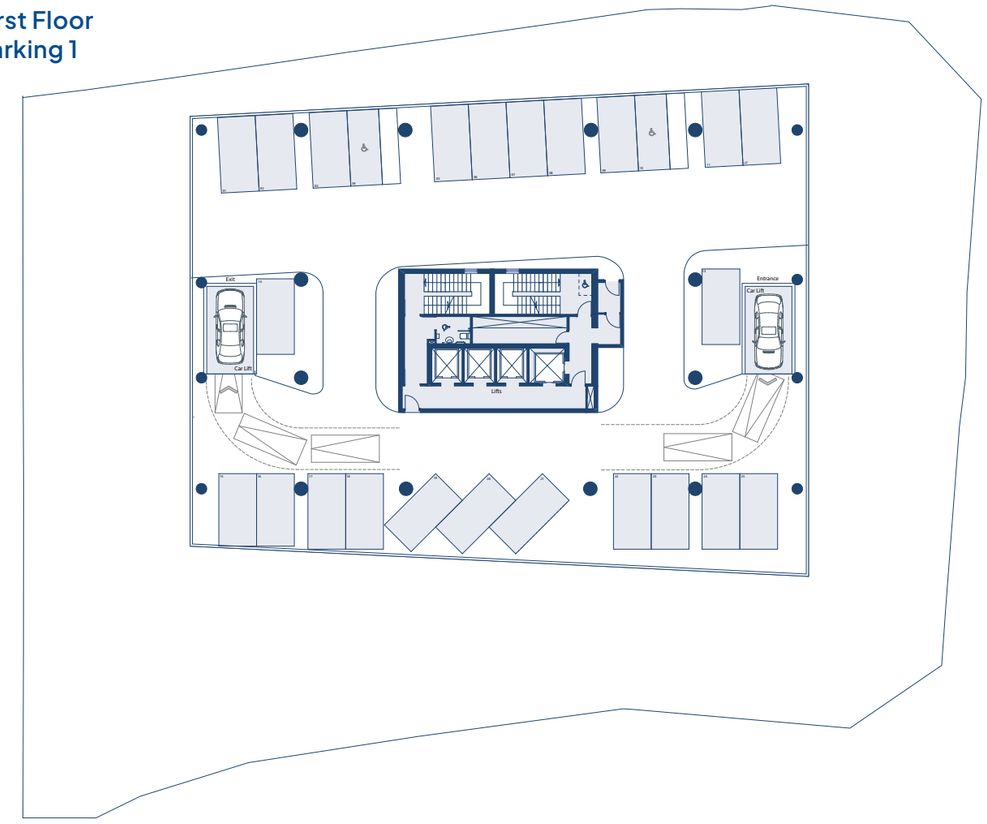
W.C

Disabled Parking places

Parking For Motorbikes

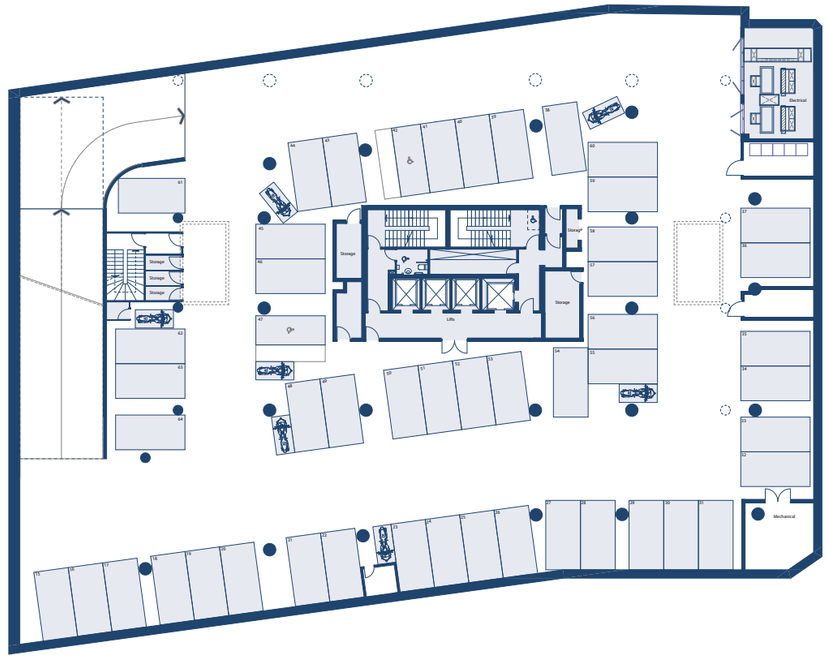
Provision for Car Charging

First Floor
Parking 1

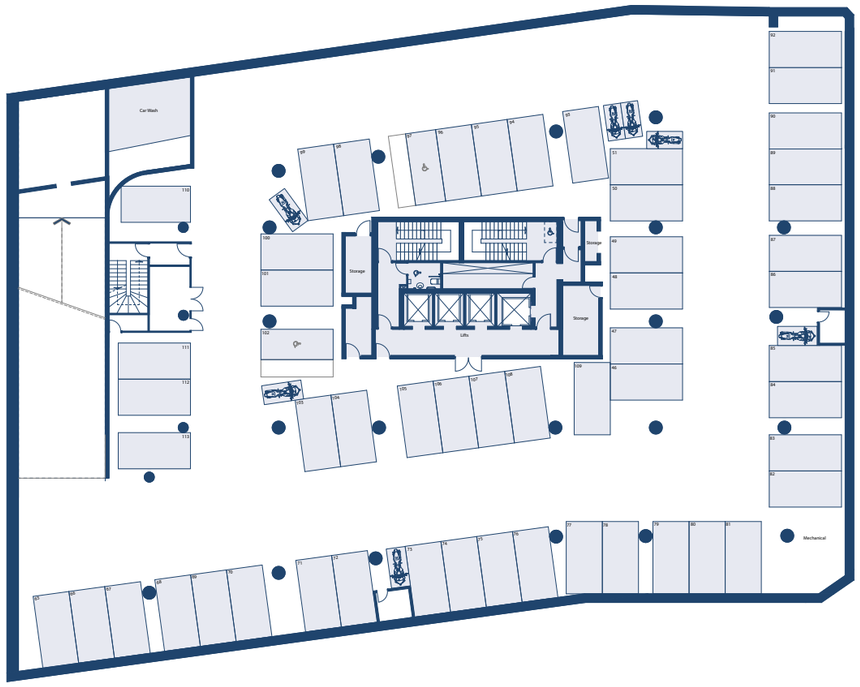


Basement
Parking -1

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Basement
Parking -2



Modern Infrastructure

SeaMark's infrastructure is designed around the daily needs of its occupants, delivering reliability, comfort, and flexibility. Integrated systems for access, security, connectivity, and climate control support efficient operations, while adaptable services ensure the workspace can evolve with the occupants requirements over time.





3+1 Fast elevators



Access Control System



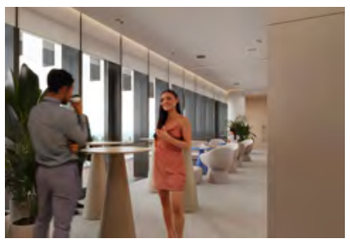
CCTV System



Fire Safety Systems



HVA / MEP Rooms



Sound Insulation



Raised Floors



Fiber Optics Connectivity



HVAC Air Conditioning

Smart Office Spaces

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Office space that makes Sense

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Premium Office Experience
Designed to Reflect Occupants
Growth and Confidence

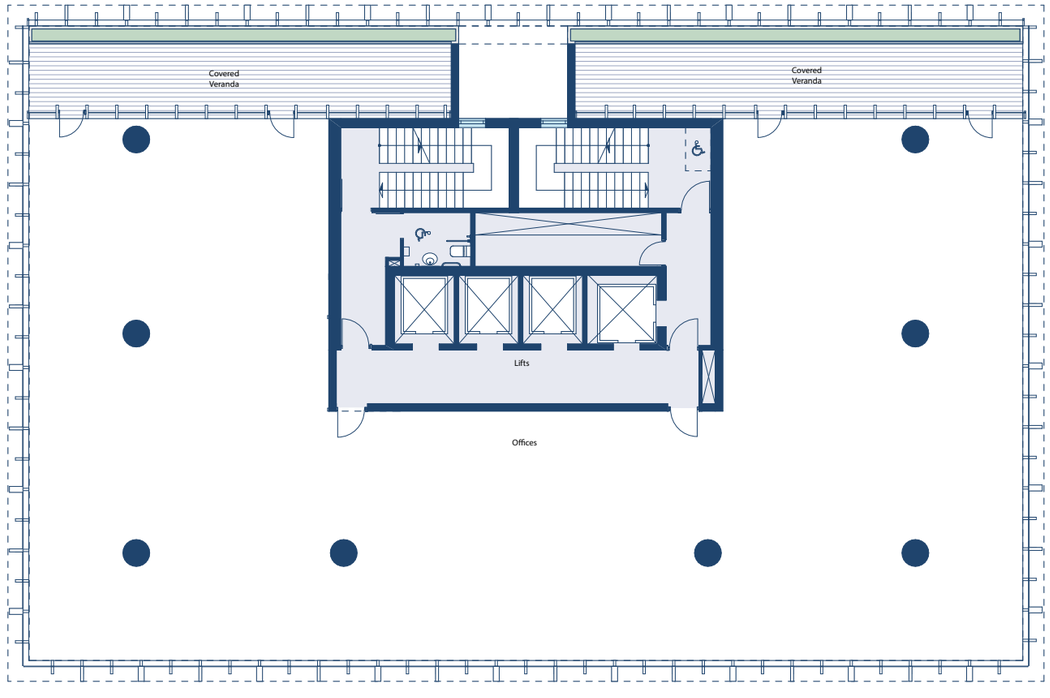
Shell & Core Spaces For Sale Or Lease	
Flexible Space For Any Layout	
High Ceilings & Very Few Columns	
Full Floor Including Verandas	**570m²**
Half Floor Including Verandas	**285m²**

Every office space is designed to deliver a sense of distinction, with uninterrupted sea views and generous natural light creating an exceptional daily experience. Occupants can fully self fit-out the office space to their individual business needs.

Buying or Leasing an office here is not simply about space, it is about positioning your business within an environment that embodies ambition, confidence, and long-term value.

MOUNTAIN VIEW SIDE

OFFICE FLOOR LEVELS: 3-5, 7-18



SEA VIEW SIDE

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Self fit-out your space to match your business requirements. The Sea Views are fixed.



Shell & Core Flexibility

Each floor is delivered in shell and core condition, providing occupants with complete flexibility to design and fit out their workspace according to their operational requirements.



Meeting Room

Layout Flexibility

Each floor provides expansive space designed to support a wide range of business operations. Workstations, conference rooms, and executive offices can be arranged with clarity and efficiency, creating balanced environments for focus, collaboration, and leadership. The flexible floor plates also allow segmentation into customized configurations, including half-floor offices, enabling businesses to tailor their workspace while maintaining a sophisticated and professional environment.



Elevate your teams spirit

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Adopt Office Standards that utilise space for convenience.

On Demand Configurations

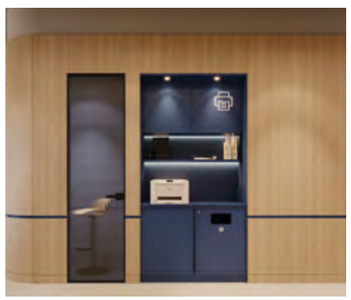
The suggestive configuration facilities are designed to enhance everyday efficiency while maintaining a refined, professional atmosphere. Thoughtfully integrated reception areas, coffee points, utility and print zones, and dedicated focus spaces support both productivity and comfort, allowing daily operations to flow seamlessly.

These well-considered amenities will elevate the workplace experience, ensuring convenience without compromising on design or quality.

Fit-out and interior configurations remain the responsibility of the occupants.

Suggestive Standards

- Kitchenette
- Raised Floors
- High Speed Fiber optics
- VRV Air Conditioners
- Male & female Toilets



Utility and Print Area



Focus Areas



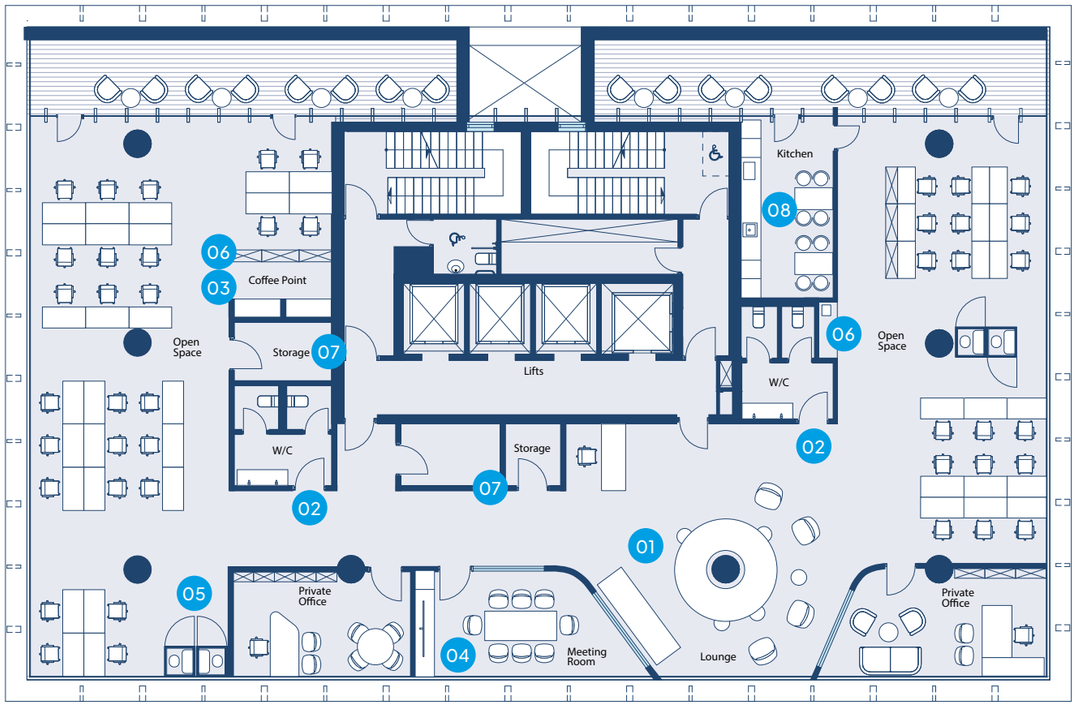
Reception

Indicative Office Full Floor Layout

For added convenience, two indicative office layout concepts have been prepared to illustrate how the floor space can be efficiently configured. These proposals demonstrate a balanced arrangement of workstations, meeting areas, and private offices, designed to maximise space efficiency, comfort, and functionality. The layouts are intended as inspiration and guidance, while the fit-out and interior design remain entirely at the discretion of the occupants.

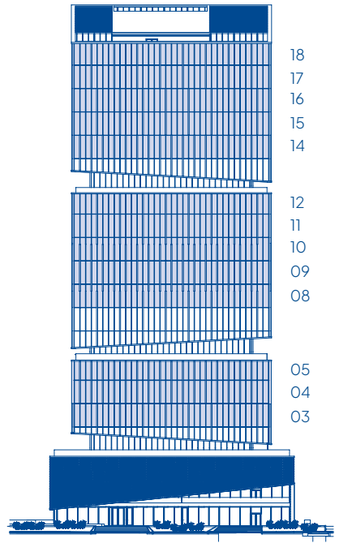
1. Lounge Area
2. WC
3. Coffee point
4. Meeting Room
5. Phone Booth
6. Print zone
7. Storage / Technical Room
8. Kitchenette

Total Area	**570 m²** Covered & Uncovered
Total Seats	**50** Work Spaces

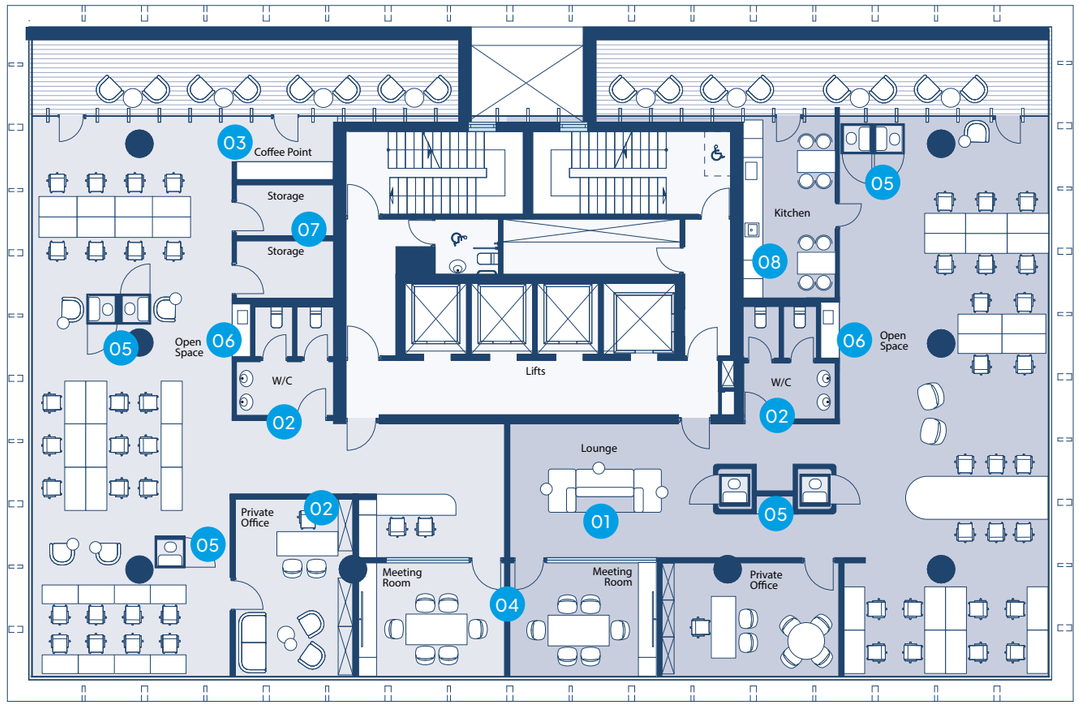


Indicative Office Half Floor Layout

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Total Area	**285 m²** Covered & Uncovered
Total Seats	**21** Work Spaces



Work in a deserving environment





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Elevate Your Business Status

Rising above the city, the building is designed to represent ambition, credibility, and progress. More than an office address, it is a statement of intent — a place where businesses position themselves at the forefront of their industry. Architecture, location, and experience combine to create an environment that reflects success, confidence, and long-term vision.



A Centrally Located Landmark Presence

Prestigious Business Address

Coastal Perspective

Architecture That Communicates Success

Designed for Forward-Thinking Businesses

An Environment That Inspires Confidence

A Workplace That Retains Talent

Long-Term Asset Value

Fostering Employee Pride

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CoolSide Development

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