

# PANTOUMAZI



Sky Tower  
Limassol



Limassol Del Mar  
Limassol



Ararat Grand Residences  
Limassol



# CONTENT

p.1	<b>WELCOME</b> NOTE
p.2	<b>RECENTLY COMPLETED</b> PROJECTS
p.3	<b>PROJECTS</b> IN PROGRESS
p.13	<b>7<sup>th</sup> KEBE</b> BUSINESS LEADER AWARDS
p.14	<b>THE HISTORY</b> OF CONSTRUCTION IN CYPRUS: From Prehistory to the 21st Century BOOK LAUNCH
p.18	<b>CONFERENCES</b> / PRESENTATIONS / EVENTS / SPONSORSHIPS
p.20	<b>NEW</b> STAFF
p.21	<b>STAFF</b> TRAINING



Dear Friends,

We have just left 2020 behind, an admittedly bad year for many of us, which I am sure will be forgotten very soon. A year that unfortunately took from us much more than it gave us. I wish the new year to give us everything that the previous one has deprived us of, but above all, health, happiness and many beautiful, unique and unforgettable moments.

The last quarter of the year brought with it a lot of sadness. The epidemiological picture of the coronavirus has deteriorated, cases and, unfortunately, deaths have risen to alarming levels, leading to a second "lockdown" with negative consequences at both a personal and business level. As if that were not enough, the effects of the recent publication of Al Jazeera's defamatory video, which led to the suspension of the naturalisation plan, are now being felt with adverse effects on the local economy, especially in the construction sector.

Apart from the cost to our personal lives, the consequence of the above is also the fact that our economy has again entered a phase of recession, the duration of which remains unpredictable. So in this ominous environment we are called to keep our composure and with patience and moderation to stand up to the circumstances and meet these new challenges. The degree of our success will depend on our careful handling, determination and endurance in the long run, since it unfortunately appears that we still have a long way to go.

The highlight, however, of the quarter at the corporate level, was the honorary distinction of the founder of our Group, Mr. Toni Toumazis, at the

7th Awards of the CCCI Business Leader Awards, where he was awarded the Business Leader of the Year Award for the Construction, Property and Real Estate Sector category. Mr. Toumazis, a pioneer and visionary, managed within a period of thirty-three years (since 1987, when he became CEO of the family business), to create a remarkable group of companies that are pioneers in the Cypriot construction industry, employing over 250 people. with offices both in Cyprus and abroad and with annual turnovers exceeding €100 million. Those who have the honour to know Mr. Toumazis up close, not only professionally but also as a person, will confirm that he was justly awarded the prize. And although the distinction refers to the year 2020, it undoubtedly takes into account the long-term contribution of Mr. Toumazis to the construction activities of the region, his timeless contribution from various platforms and fields of the sector, but mainly his ethos, honesty and overall accomplishment in society as a whole for decades. Well deserved!

Also, a noteworthy event of the quarter was the official release of the book "The History of Construction in Cyprus - From Prehistoric Times to the Present" in a bilingual edition (Greek and English), which was carried out under the sole responsibility of the Atlas Group and in order to honour the eighty years of the company's presence in the local construction industry. The book is a work of special cultural value as it deals with an important aspect of Cypriot culture from many centuries ago until today, shedding light and scientifically documenting our heritage in the field of construction. In this way we consider that our Group contributes to the recognition, documentation and promotion of construction activity and creativity through an evolutionary path of thousands of years that is found imprinted in local buildings.

I wish you a happy and healthy year.

**Marios L. Pontikis**  
Chief Executive Officer

2

# RECENTLY COMPLETED PROJECTS



## **MEDO B - Medochemie, Limassol**

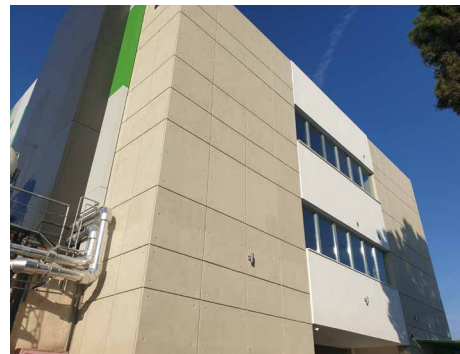
**Project Description:** Construction of a 2-storey microbiological MEDO B at Medochemie plant in Limassol. The building consists of a steel frame except for the staircases which will be made of concrete. The finishes of the external walls are a combination of fairfaced concrete and alucobond. Works also included the construction of a ground floor parking area.

The project was developed on behalf of **Medochemie Ltd.**

**Architects:** Akis Charalambous Architects

**Q.S.:** A.Y. Toumazis Quantity Surveyors LLC

**Electromechanical Consultants:** Hiteco engineering Ltd



3

# RECENTLY COMPLETED PROJECTS



## Harmony Residence, Limassol

**Start date:** July 2018

**Project Description:** Harmony Residence is a gated apartment complex specifically designed to accommodate the expectations of homeowners who value a good quality of life and appreciate everyday modern comforts. The building consists of 18 stylish and modern 1, 2, and 3-bedroom apartments separated into 2 apartment blocks. Block A has 2 floors and 8 apartments. Block B has 3 floors with 8 apartments on the first 2 floors and 2 magnificent 3-bedroom penthouses with spacious roof terraces on the 3rd floor. Harmony Residence is located in the cross-roads of Ayias Fylaxeos and Spyrou Kyprianou (Makedonias Avenue), Kapsalos area.

The project was developed on behalf of **D. Sykopetrides Ltd.**

**Architects:** Elias Andronicou & Associates.

**Q.S.:** A.Y. Toumazis Quantity Surveyors L.L.C.

**Electromechanical Consultants:** Prime Design Consulting Engineers Ltd and M&Z Zindilis & Associates.



4

# PROJECTS IN PROGRESS



## Limassol Del Mar, Limassol

**Project Description:** Less than 25m from the beach, we have begun constructing this project, on a plot of 34,000m<sup>2</sup> with its south side offering 170m of unobstructed sea views. Inspired by the gentle and curved waves of the Mediterranean in the south and from the low hills to the north, the unique sinusoidal curves of the project appear both in its center and on the floors with the curved walls creating a separate sculpture of approximately 40,000m<sup>2</sup>. Clearly influenced by nautical architecture, the building reflects a large cruise ship, with the outer gardens of the summit standing proudly as the bridge and the command station. The first construction phase involves the delivery of the first two towers (A and B), 13 and 18 floors respectively. The second phase involves the delivery of the apartments of the "Signature Collection", that is the eastern tower of 28 floors. All the floor slabs for the towers of the first phase are completed. Currently works for the towers of the first phase include finishing works (dry wall partition works, aluminium works, floorings, carpentry, and sanitary installation works). With regards to the second phase, all the floor slabs are also completed and started with the finishing works as well. External works are also progressing and currently include underground services works.

**Developers:** Cypeir Properties Ltd (a partnership between Leptos Group and D. Zavos Group).

**Architects:** Benoy and UDS Architects Antoniadis & Eleftheriou.

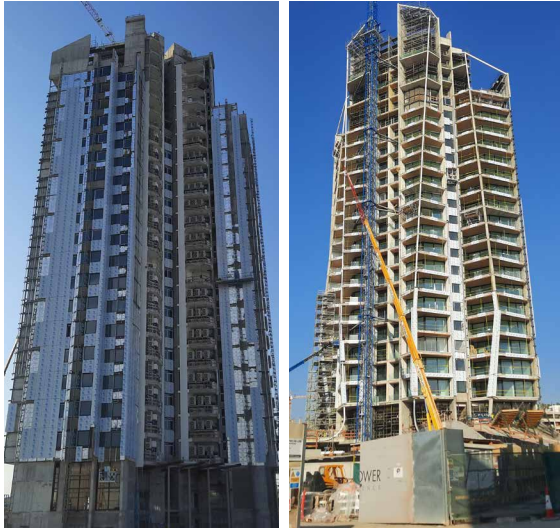
**Electromechanical Consultants:** Unemec.

**Q.S.:** Christoforides Makris & Partners Ltd.

**Contractor:** AMIC Contractors (Joint venture between Atlas Pantou Co Ltd - leader, Man Enterprise, ICM Group, CMB Societa Cooperativa)

5

# PROJECTS IN PROGRESS



## Sky Tower, Limassol

**Project Description:** Project Description: Luxury high-end apartments on a 23-store tower with hotel amenities that is being developed with the latest architectural and design trends. Situated only 300m from the sea, the apartment owners can enjoy the vast amenities of the facilities that among others include incredible panoramic sea views, relaxing spa breaks, shared outdoor pool, heated indoor pool, fitness centre, tennis court, fantastic evergreen gardens surrounding the tower and spacious underground parking. **Sky Tower** rests harmoniously on the cityscape of the Limassol tourist area thanks to its magnificent design by one of London's leading architectural agencies. This 23-store challenging project will have aluminium coating all over the outside. One of the remarkable things about this construction is that the floor slabs, unlike the conventional ones, are post-tensioned. The post-tensioned slabs are designed to provide active reinforcement, making the building blocks even more efficient in terms of stability and economy in building materials. Moving with steady steps towards completion, all the floor slabs are completed. The current works include finishing works (dry wall partition works, aluminium works, floorings, carpentry, and sanitary installation works) and the project's external works. In addition, works regarding the tower's façade cladding with Alucobond Composite Panels (ACP) are also progressing.

The project is being developed on behalf of **Prime Property Group**.

**Architects:** UHA London and Panos Panayiotou & Associates, PPA.

**Q.S.:** PMI (Project Management International).

**Electromechanical Consultants:** Alexis S. Stavrou & Associates.

**Contractor:** Joint Venture between Atlas Pantou Co Ltd and Man Enterprise (Atlas Pantou - Man JV).



# PROJECTS IN PROGRESS



## Ararat Grand Residences, Limassol

**Project Description:** Luxury high-end apartments on a 23-store tower with hotel amenities. The project is being developed along the beach road of Parekklesia area, in one of the most prestigious areas of Limassol. This unique high-rise building consists of only 17 luxurious apartments and a 5-floor penthouse. At road level there is a grand plaza leading to a gourmet restaurant, professional SPA, sauna, hammam, massage room, heated pool in a cave style enclosure, cigar lounge and a VIP bar for club members, wine cellar and jewellery boutique. At this level there is also a parking for residents as well as a separate parking for restaurant and commercial area visitors and guests. On the first floor there is the entrance lobby and reception on two levels. On the grounds of the complex (about 8,000 m<sup>2</sup>) there is a half-Olympic size (25x10m) mosaic swimming pool with a bar, tennis court, park, and a playground. The project's grounds are enclosed with a secure fence, and a 24-hour video surveillance. The rest of the building consists of the following:



- 3rd and 4th floor: apartments.
- 5th floor: sauna and gym.
- 6th floor: Roman bath style heated indoor swimming pool with a bar – breakfast and recreation area.
- 7th -12th floor: apartments.
- 13th floor: Sky Garden, which is part of the restaurant on the next floor.
- 14th storey: a fine dining restaurant which has a separate elevator and parking area.
- 15th -18th floor: apartments.
- 19th-23rd floor: penthouse apartment with its own elevator and a swimming pool.

Regarding the progress of works, the earthworks, the foundation works as well as the columns and slabs up to the 6th floor of the main building are concluded. Also regarding the external works and the additional structural works, 70% of the works including the parking area slab are concluded. Currently the works include the column and core works for the 7th floor of the main building, as well as the remaining external and additional structural works of the project.

The project is being developed on behalf of **Maserdo Ltd.**

**Architects:** Photiou Architects

**Q.S.:** A. Demetriades & Partners L.L.C.

**Electromechanical Consultants:** Primedesign Consulting Engineers Ltd.

# PROJECTS IN PROGRESS

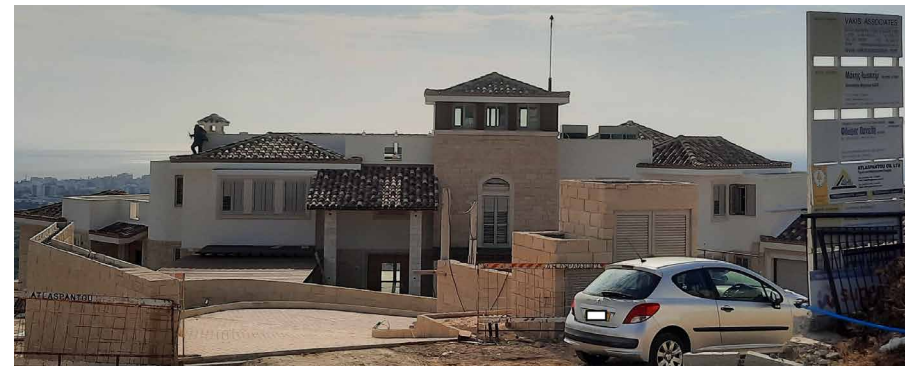


## **Private residence in Paniotis area in Germasogeia village**

**Project Description:** A unique, luxurious around 1,200m<sup>2</sup> villa sitting on a plot of 2,900m<sup>2</sup>, with 6 bedrooms distributed harmoniously on the basement, ground floor and first floor, surrounded by beautiful sea and mountain views. Decorated with wood, stone and equipped with state-of-the-art technology, the villa is designed to blend in with the natural environment of the surrounding area. It features a private pool, elevator, fitness center, wine cellar, BBQ area, private drive through and extensively well-made outdoor landscaping. Currently works on the finishes are continuing. The project's estimated delivery date is end of January 2021. Commissioning and snagging will follow until full project delivery.

**Architects and Electromechanical Consultants:** Vakis Associates Architects & Designers.

**Q.S.:** A.G. Athanasiou.



# PROJECTS IN PROGRESS



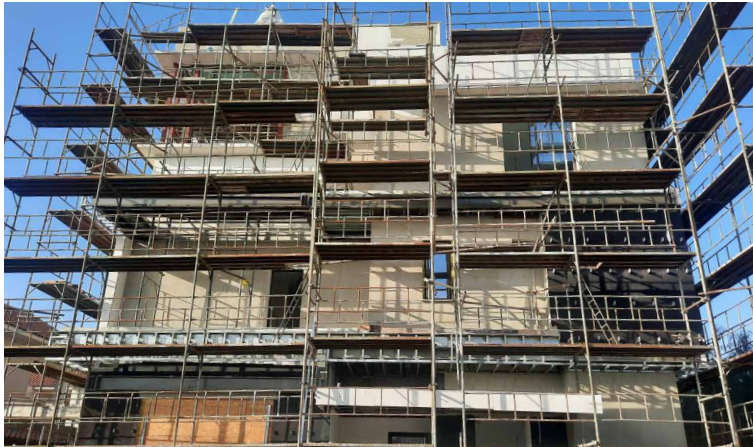
## Private residence in Papas area, Limassol

**Project Description:** Luxury villa of 800m<sup>2</sup> located in the beautiful area of Papas in Limassol. A 5- bedroom metal construction with a basement, ground floor and two more floors. A roof garden, pool, a gym and playroom complete this unique villa. Moving towards completion, works are currently concentrated on the finishes (painting and aluminium works, floorings, carpentry and sanitary installation works). Project's external works are also progressing.

**Architects:** M.E. Archteco Ltd.

**Q.S.:** P.N. Marinos Consulting Llc.

**Electromechanical Consultants:** Nicolas E. Aristodemou M&E Engineering Consultants.



# PROJECTS IN PROGRESS



## Acropolis Family Residences, Nicosia

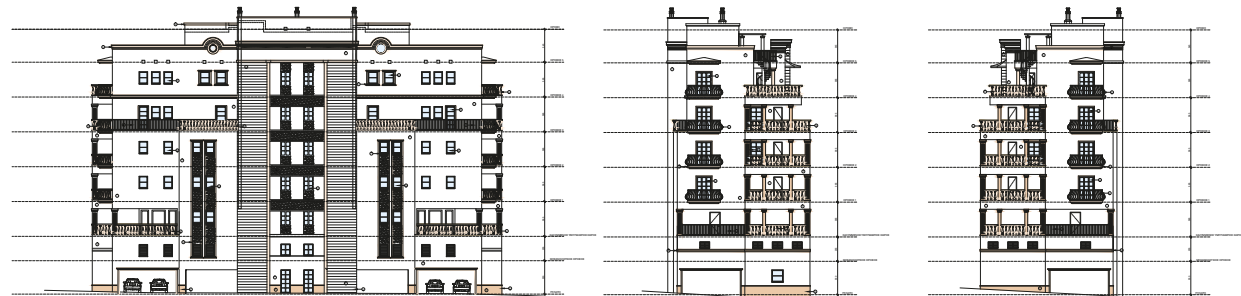
**Project Description:** A 6-storey apartment complex with 8 luxurious apartments. The project is being developed in the prestigious area of Acropolis in Nicosia. Apartment owners can enjoy a private swimming pool which will be located on the 1st floor. The earthworks, foundation works, the floor slabs up to the 4th floor and brick works up to the 2nd floor are concluded. Currently the works include infrastructure works up to the 2nd floor, plastering works until the 2nd floor, brick works on the 3rd floor and the construction of the 5th floor roof slab.

The project is being developed on behalf of **Cyagama Ltd.**

**Architects:** Photiou Architects

**Q.S.:** A. Demetriades & Partners L.L.C.

**Electromechanical Consultants:** Primedesign Consulting Engineers Ltd.



# PROJECTS IN PROGRESS



## Gardens Residence, Limassol

**Project Description:** A gated complex of 8 luxurious villas with private swimming pools. The project is being developed in Agios Tychonas, Limassol. Works on the first villa are progressing and the basement, the foundation works of the ground floor, the construction of the ground floor columns, brick works, and construction of the boundary walls are completed. Currently works include various external works and finishing of the internal works to be able to proceed with the finishes.

The project is being developed on behalf of **Ondonirea Investments Ltd.**

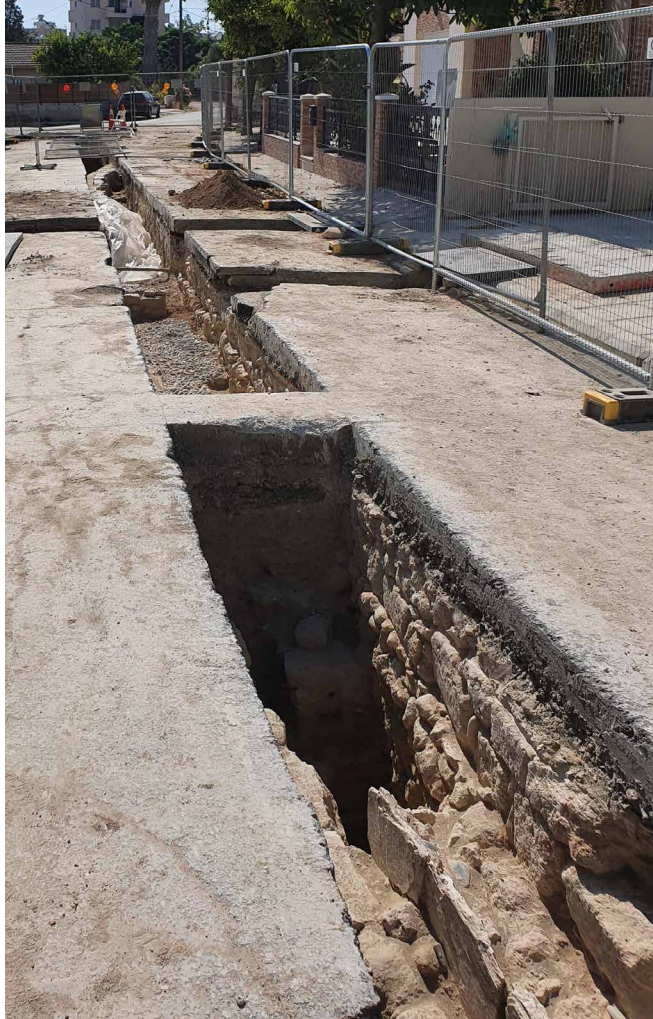
**Architects:** Lazarou & Michael Architects

**Q.S.:** MNP CQS (Marinos N. Panayiotides Chartered Quantity Surveyors)

**Electromechanical Consultants:** Alexis S. Stavrou & Associates



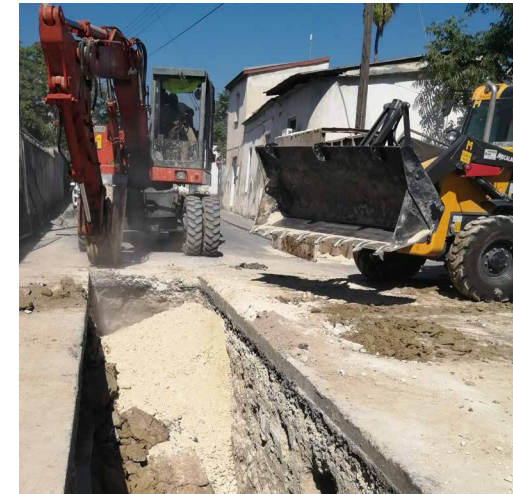
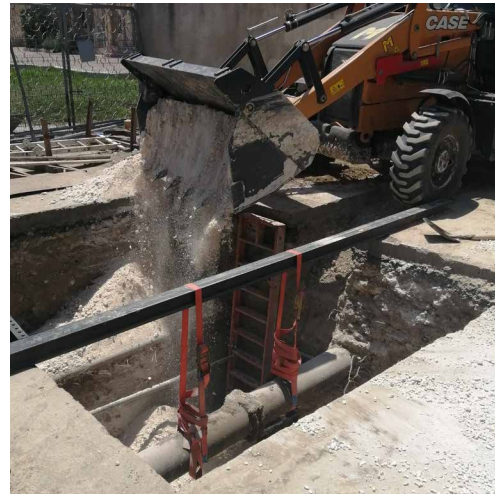
# PROJECTS IN PROGRESS



## Larnaca Sewerage & Drainage project C12A

**Project Description:** The contract includes the investigation, management and cleaning up of trenches from antiquities, existing services, and any other obstacles in order to determine the final route of the future sewerage and drainage system. The project's estimated duration is 3 years.

The project will be executed on behalf of **LARNACA SEWERAGE & DRAINAGE BOARD**.



# PROJECTS IN PROGRESS



## BIOGENA – PHASE B' – NEW R&D, Limassol

**Start date:** August 2020

**Project Description:** The works of the project include demolition works of part of an existing building and construction of new premises. The new premises are going to include new offices and labs. Demolition and excavation works are concluded. Currently works include foundation works of the new premises as well as reinforcement and waterproofing works on the existing building.

The project is being developed on behalf of **Medochemie Ltd.**

**Architects:** Akis Charalambous Architects

**QS:** A.Y. Toumazis Quantity Surveyors L.L.C.

**Electromechanical Consultants:** Hiteco Engineering Ltd



# 7<sup>th</sup> **KEBE** BUSINESS LEADER AWARDS



The Cyprus Chamber of Commerce & Industry (KEBE), in collaboration with IMH and the magazines IN Business and Gold, organised for a 7th consecutive year the **KEBE BUSINESS LEADER AWARDS**, the Institution that honours Leadership and excellence in business and promotes individuals from the business and broader socio-economic sector. It is with great honour that we announce that **Mr. Tonis Toumazis**, founder of the groups **Atlas Pantou** and **Telmen**, received the **Business Leader award in the category Construction/Property/Real Estate**.



The 7th KEBE BUSINESS LEADER AWARDS awarded another 8 awards in the following categories:

- Business Leader for the Tourism, Hospitality and Leisure sector
- Business Leader for the Manufacturing Sector
- Business Leader for the Trading sector
- Business Leader for the Services sector
- Business Leader for the Financial and Professional Services sector
- Business Leader for the Shipping Sector
- Business Leader for the Agriculture, livestock, Fishery sector
- Honourable award for his/her contribution in the general business community



Due to the COVID-19 measures, this year the award ceremony was held online on Monday December 21st, where guests could view the ceremony live.



[Here](#) is the video link of Mr. Toumazis receiving his award on the day of the award ceremony.



# THE HISTORY OF CONSTRUCTION IN CYPRUS:

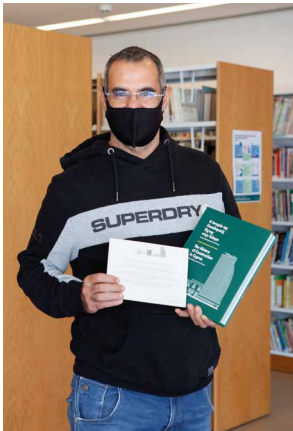
## FROM PREHISTORY TO THE 21ST CENTURY BOOK LAUNCH



Famagusta Municipality Library



Russian Cultural Center Library



Strovolos Municipality Library



Elpinikios Library

The Atlas Pantou Group, boasting 80 years of history, is an important chapter of the construction industry in Cyprus. With respect for the art of construction, as well as our land and culture, two years ago it set a grandiose plan, to publish the first comprehensive book on the history of Construction in Cyprus, with the main goal of contributing to our island's culture.

The book "The History of Construction in Cyprus: From Prehistory to the 21st Century" unfolds just that, the history of Construction in Cyprus from the dawn of human civilisation to the 21st century.

A select group of 10 scientists-researchers, based on modern research on the history, archaeology, and architecture of Cyprus, has written down the raw materials, the techniques, and the construction forms in their diachronic course through the political, social, financial, and cultural changes on the island.

Abundantly illustrated and with a glossary of technical terms, this bilingual edition (greek and english) aspires to be an essential handbook for both experts and non-experts of the past and modern-day generation.

More information about the book can be found on our website [www.atlaspantougroup.com](http://www.atlaspantougroup.com) / **Who We Are / Our culture** or by clicking [here](#). Also, the book is **exclusively** available for anyone who wishes to purchase it through our website [www.atlaspantougroup.com](http://www.atlaspantougroup.com) / **Who We Are /Our Culture**, or by clicking [here](#).

# THE HISTORY OF CONSTRUCTION IN CYPRUS: FROM PREHISTORY TO THE 21ST CENTURY BOOK LAUNCH

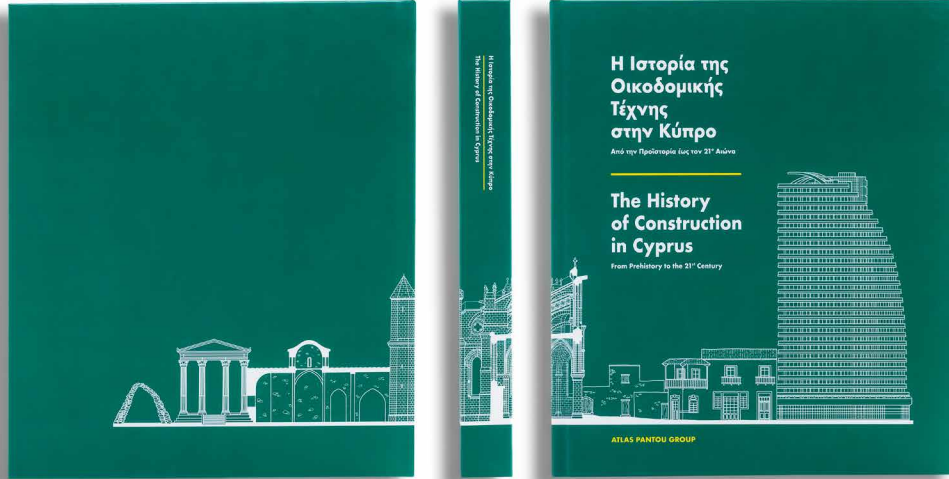
Atlas Pantou Group started with the donation of the publication "The History of Construction in Cyprus: From Prehistory to the 21st Century" to the following libraries:

- ✓ University of Cyprus – Learning Resource Centre UCY Library "Stelios Ioannou"
- ✓ Library of TEPAK University
- ✓ Library of University of Nicosia
- ✓ Library of Frederick University
- ✓ Library of European University
- ✓ The Cyprus Institute
- ✓ Cyprus Library
- ✓ Elpinikios Library
- ✓ Library of the Department of Antiquities
- ✓ Russian Cultural Center Library
- ✓ Achillios Municipality Library
- ✓ Archeological Research Library
- ✓ Press & Information Office Library
- ✓ Municipal Art Centre Library
- ✓ Library KEBE (Cyprus Chamber of Commerce and Industry Library)
- ✓ Cyprus Productivity Center (CPC) - Mediterranean Institute of Management Library
- ✓ CYS: Cyprus organization for Standardization Library (CYS)
- ✓ Cyprus-American Archaeological Research, Institute Library (CAARI)
- ✓ Limasol Public Library
- ✓ Strovolos Municipality Library
- ✓ Famagusta Municipality Library

ATLAS PANTOU will also proceed with the donation of the book to libraries/ university libraries abroad.

16

# THE HISTORY OF CONSTRUCTION IN CYPRUS: FROM PREHISTORY TO THE 21ST CENTURY BOOK LAUNCH



## Foreword by Mr. Tonis Toumazis, Founder of ATLAS PANTOU Group

From cave dwelling to the first stone and timber structures, from clay to concrete and iron, man has not stopped evolving. Once, in the distant past, we gazed at the skyline from the port of ancient Salamis. Today we gaze at it from the balconies of skyscrapers, watching merchant ships, cruise ships, and hydrocarbon mining platforms plough the seas of our island.

As a businessman and civil engineer, I have always admired the art and science of building. Universities taught me how to methodically apply its techniques and principles, but it was my father, Panayiotis Toumazis who taught me its moral code.

Many years ago, in 1937, he established his first construction office in Famagusta. This

would be the cornerstone of the construction company that followed and the group of companies that developed later on.

The journey throughout the years has proven very challenging. The 1974 Turkish invasion inevitably affected the companies of the group, leading some of them to near closure. We lost Famagusta and our properties, yet we never lost the courage to continue, nor the ability to maintain the development of our expertise. After taking over the management of the company in 1987, with consistency, persistence and immeasurable hard work from all the personnel, we managed to transform the company into a highly regarded and well-respected group by the name of Atlas Pantou.

From prehistoric times to the present, the building techniques that have been adopted in Cyprus have played a major role in the development of our quality of life; they have contributed to the local population's survival, evolution and progress, even shaping our culture.

# 17

# THE HISTORY OF CONSTRUCTION IN CYPRUS:

## FROM PREHISTORY TO THE 21ST CENTURY BOOK LAUNCH



The aim of this study was to record and publish the history of the art of building in Cyprus, from ancient to modern times. This publication provides a fascinating insight into this aspect of our culture, and is an invaluable source of knowledge of our building heritage from its origins up to the present day.



The book entitled 'The History of Construction in Cyprus: From Prehistory to the 21st Century' is Atlas Pantou's offering to our country, its people and its culture. We deem it to be a project of timeless value, as it documents and showcases our cultural heritage relating to construction. This is our way of contributing to the acknowledgement, recording and promotion of thousands of years of human inventiveness and creativeness that is evidenced by a variety of buildings and structures that adorn our land. I would like to sincerely thank all the authors, contributors and generally anyone who helped in any way to "build" this publication.

# CONFERENCES / PRESENTATIONS / EVENTS SPONSORSHIPS



## Annual Electoral General Assembly of Famagusta Chamber of Commerce and Industry (EBEA)

The Annual General Meeting of the Famagusta Chamber of Commerce and Industry (EBEA) was held on Wednesday, November 11, 2020 at the "Thalassa" Museum in Ayia Napa. This year the General Meeting was electoral because of the end of the three-year term of the Board of Directors. The founder of **Atlas Pantou** group,

**Mr. Tonis Toumazis**, has been re-elected to the position of one of the Vice Presidents of the Board of Directors of EBEA.

## ATLAS PANTOU presentation in FORBES business magazine

The business magazine FORBES Cyprus, December issue, hosted a major tribute in the sector of Construction/Real Estate. ATLAS PANTOU was presented in this tribute with a 4-page presentation, a 2-page company presentation and a 2-page interview of the **CEO of ATLAS PANTOU Mr. Marios L. Pontikis**.

Mr. Pontikis interview as well as the presentation of ATLAS PANTOU was also presented in the philenews website (philenews/Insider/Brand Voice). In addition, on Friday December 4th, both the interview and the presentation were front page news in Brand Voice.





# NEW STAFF



## Our team is growing!

We are pleased to introduce the latest members of our company, selected among many candidates, because they share the same mindset and values as us.

We welcome and greet them with a smile:

- **Elena Karapatea / Secretary**
- **Eleni Panagiotarou / Forewoman**

# STAFF TRAINING



Our people are our most valuable and important asset, this is why we invest in educating our staff in every level.

As a company based on its employees, we always want to offer the best possible sources of knowledge and development to all of our staff members.

Within the framework of our modernization and development policies, we have launched a number of innovative programs, designed and implemented since the beginning of the year. Education plays a vital role for us, since without it we wouldn't be able to achieve our goals.

With faith in our human-centric character and deep trust to our staff we will continue our mission: always evolving through the knowledge of our people. Here are some of the most important staff training courses for October 2020 until December 2020:

- **FIRST AID IN THE WORKPLACE - EMERGENCY INCIDENTS**
- **MINUTE TAKING TECHNIQUES**
- **HEALTH & SAFETY IN WORKPLACES – COVID-19 HEALTH & SAFETY PROTOCOLS**
- **LABOR LEGISLATION AND ITS APPLICATION IN BUSINESSES**
- **ELECTRONIC SUBMISSION OF ANNUAL REPORTS (HE32)**
- **INTERNAL TRAINING ON CONSTRUCTION SITES FOR WEEKLY STAFF MEMBERS**

