

ARMEFTIS  
PARTNERS

# IDENTITY

## WHO WE ARE

**Armeftis Partners** is a different kind of architecture firm. Founded in 1995 by Yiannis Armeftis, the firm offers independent counseling providing the best design for places, spaces and buildings in the world. We're an increasingly firm of contemporary architects and designers based in Cyprus and Greece working across the globe with diverse areas of expertise, from diverse cultures and generations, with diverse talents, know-how and devotions.

We collaborate with numerous partners to create projects that are multifaceted and rich in creativity and purpose. Everything we do is underpinned by a methodical process with a powerful source of breakthrough ideas which help us deliver to an impeccably high standard, on time and within budget.



### Our Objective

Is the effective response to the requirements of large projects throughout the globe providing state of the art design in accordance with implementations of Technological and Scientific advancements and accountability in the services offered.

### Our Architecture

Is first of all contemporary. It doesn't commit to one style but has an open and creative approach that champions creativity within the necessities of function and form.

### Our Projects

Are deeply connected to the natural environment. As our local environment is blessed with sea and sun, we always consider how our spaces can nurture and take advantage of the elements. This can affect design in a number of ways, like building around a sea view or emphasising the wealth of light in a space.

### Our Firm

Has taken part and has been distinguished in many Architectural competitions with award-winning architecture.

### Our Team

Is headed by capable professionals, with a multitude of skills in regards to experience and expertise.





# OUR TEAM



Exterior photo of Armeftis Partners office in Limassol, CY



# OVAL

## COLLABORATION WITH ATKINS

**LOCATION**  
LIMASSOL, CYPRUS

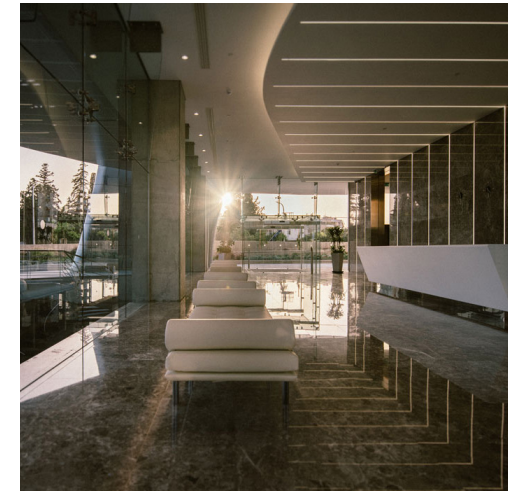
**STATUS**  
COMPLETED IN 2017

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

The Oval is one of the first “tall buildings” that has been implemented in Cyprus with a height of about 75m. Its location sets it visible from the intercity road, acting as a Landmark and a gateway to the city.

Located in an area of about 4,500 sq.m. it includes 8,000 sq.m. of office spaces developed on 15 floors, and 8,000 sq.m. in parking lots in two basements. At the last level, an accessible roof garden is created for use by the top offices. Throughout the outdoor space of the ground floor, due to the existence of the underground parking, special configurations have been made so that the entire building can be surrounded by rich landscaped spaces.

A special feature of the building is its shell, on which all its morphology and aesthetics are based, referring to the pebbles of the neighbouring beach. In order to achieve the construction of the shell, the latest technologies have been used in terms of both design programs of parametric design, but also in terms of construction technologies, in order to implement with absolute accuracy the geometry of the shell, which gives the building its name.





# BLU MARINE

COLLABORATION WITH BENOY - BURO HAPPOLD

LOCATION  
LIMASSOL, CYPRUS

STATUS  
UNDER CONSTRUCTION

TYPE  
COMMERCIAL - OFFICE  
DEVELOPMENT

The project is located in the ex-industrial area of Limassol between the Old and the New Port, in close proximity to the Limassol Marina.

The design of the mixed-use project is based on the best utilization of the location and the geometry of the plot, in order to achieve the greatest possible orientation but also the least influence of the comforts of the neighboring properties, with as many open landscaped spaces as possible on the ground floor. In particular, due to the orthogonal proportion of the piece, the main volume of growth is limited to the middle of the land in terms of its long side so as to leave on the one hand the maximum distance from the north and south pieces and on the other hand to minimize proximity of the proposed buildings with adjacent plots on the east and west sides, leaving as many visual corridors as possible in the east-west direction parallel to the coastline.





# MANDARIN PARK

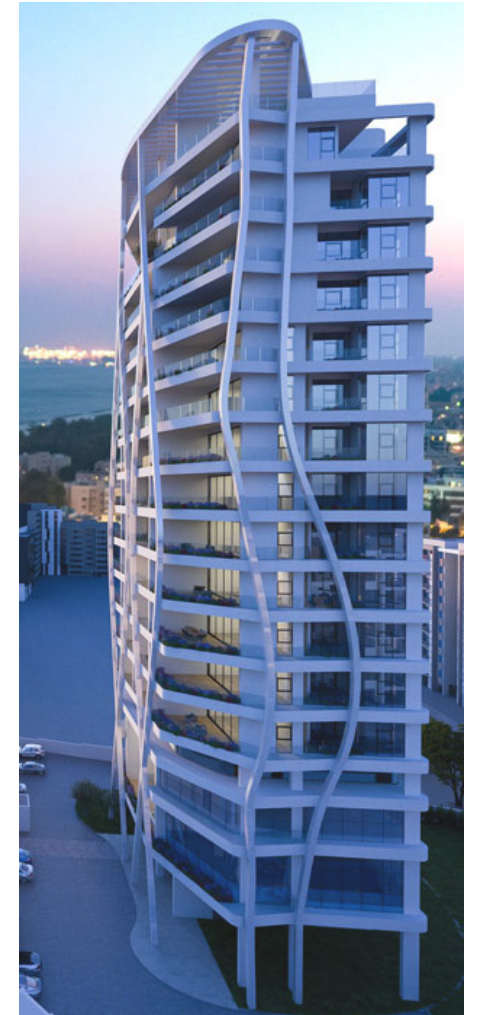
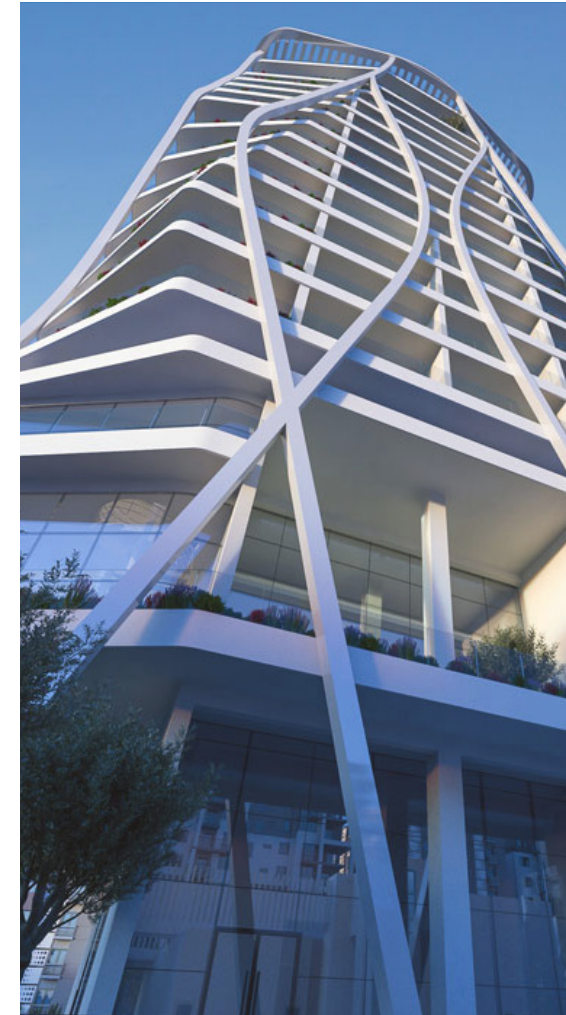
**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER CONSTRUCTION

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

The proposed redevelopment of an existing block in the heart of the Germasogeia tourist area focuses on two main actions: a. the refurbishment of the existing shops that are situated along the coastal avenue, along with the demolition of the abandoned floors on top, and b. the design of a new, 16-floor residential tower situated in the “back yard” of the property.

The design of the residential tower follows a contemporary language creating a new, parametrically structured façade which opens up strategically towards the south, offering good orientation and clear views to the coast. With a double-height lobby and the positioning of the common, recreational and spa areas on the first two floors, the residential floors rise well above the existing shops in the front, so that none of the apartments has a blocked view. The proposal also includes new landscaped areas and an enlarged basement carpark.





# PMA OFFICES

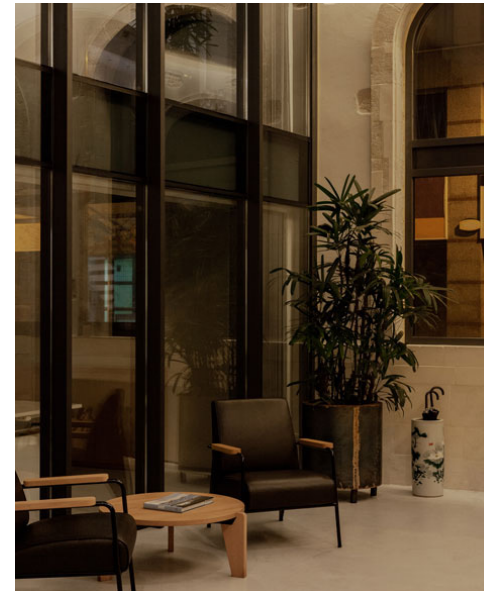
**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2016-2019

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

The ground floor and mezzanine of an early 20th century prestigious hotel of Limassol, was transformed to a contemporary office space for an accounting company. Following all the limitations set because of the listed building, the design gave emphasis in harmonizing the existing character of the building and the new additions.

In collaboration with PLUMA interior design.





# EVOLUTION TOWER

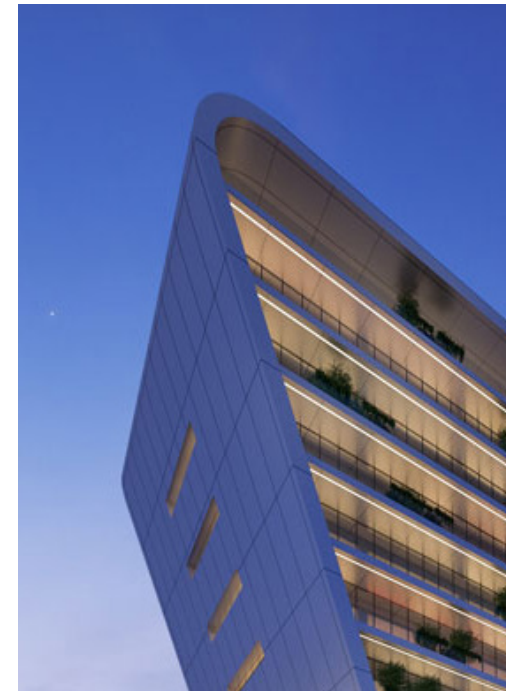
**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER CONSTRUCTION

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

Evolution Tower is an office building proposed along the commercial axis of Spyrou Kyprianou avenue. It is 45m height and consists of 10 floors of offices and retail areas.

It is designed to reflect the continuous flow and motion of traffic along the street. Its shape follows this direction having a curvy, flowy approach, thus generating a landmark building in the Limassol area.





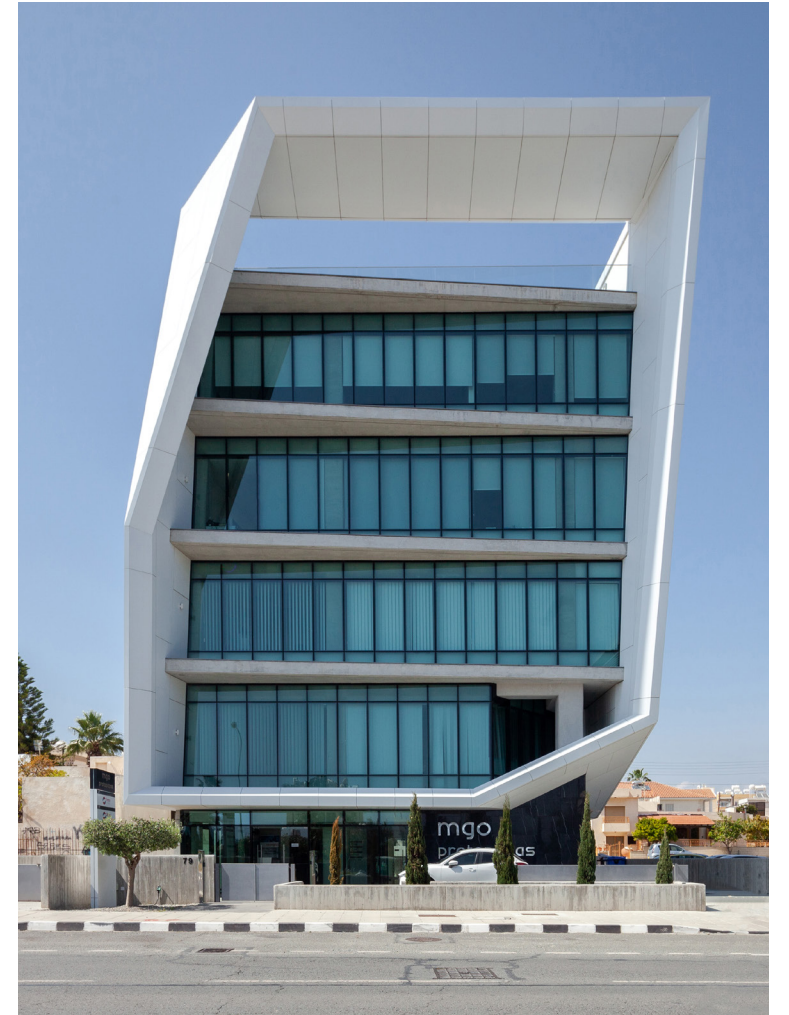
# MGO OFFICES I

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2015 - 2018

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

The 4-storey office building is situated at a prominent plot on the main commercial axis of Spyrou Kyprianou avenue in Limassol. Reflecting the motion of the traffic along the street, the building's envelope is distorted to emphasize the flow and dynamics of its location.



# MGO OFFICES II

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER CONSTRUCTION

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

MGO Offices is an office landmark building located on the commercial axis of Spyrou Kyprianou in Limassol.

Its design has a dynamic approach with edgy shapes. The overall facade follows a wrinkled paper idea considering a triangulated and folded basis, therefore all slabs follow this direction to generate the overall shape.

The above approach is mostly visible through vertical elements/ fins where they follow the slabs. This variation of the fins, produces a playful facade and as someone drives along the main road sees a movement on the facade.





# ROOMS

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED  
FIRST PHASE 2005  
SECOND PHASE 2019

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

Awarded the National Architecture Prize in 2007.

First Phase (2002-2005): The idea was based on the design of a structure with the characteristics of an 'object' that functions as a 'landmark'. The structure resulted from the idea of 'a folding surface' in this case bare reinforced concrete, which generates the functional entities of the building (storage, showroom, offices) starting from the basement storage space, encasing the ground & 1st level showrooms and unfolding to the 2nd floor to envelope the administrative space.





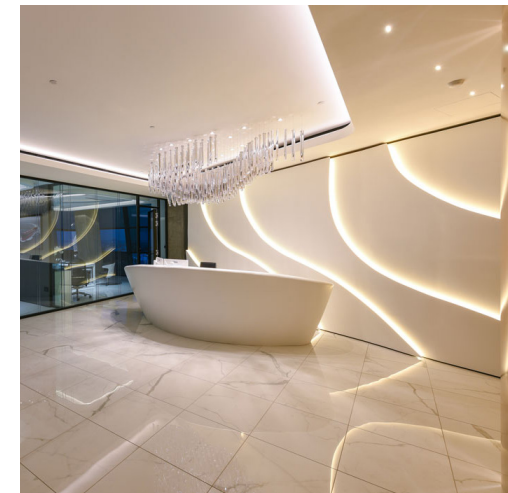
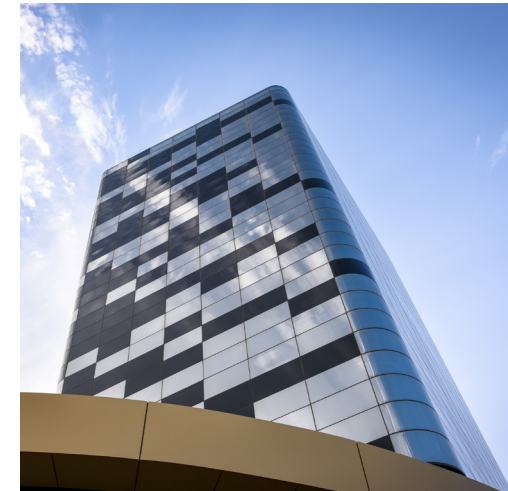
# SAFEBULKERS

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED IN 2015

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

The design occurs on a very important crossroad in the heart of Limassol. Using contemporary architectural language, the aim was to design an elegant building of high quality and standards, giving to the town a new landmark. The idea is based on the creation of a building without corners as it is the effect of the building's volume from the movement and rhythm of the city. The exterior refers to new science as the facade is digitalised giving the appropriate effect. The building is slightly tilted southwards for shading purposes, especially in the summer months when it is self-shaded. Simultaneously, it inclines towards its context creating an iconic feature for the city.





# TIMINIS

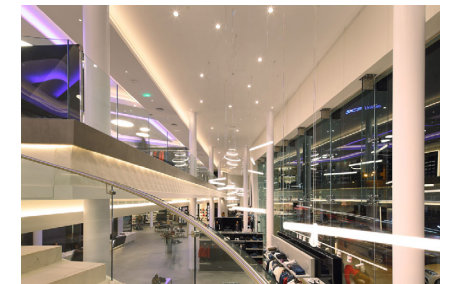
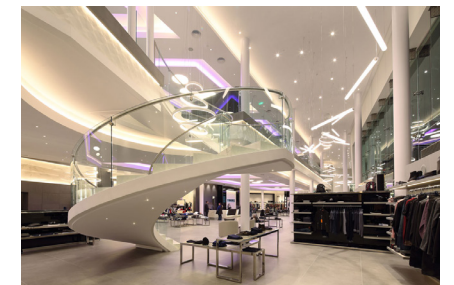
**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2013-2016

**TYPE**  
COMMERCIAL -  
SHOWROOM

The aim was to create a building that will house a new flagship store as well as the offices for the company, which is one of the main representatives of luxury clothing brands in Cyprus.

The design of the building aims to take advantage of the plot geometry in order to maximize the street-facing windows and create a strong image which will represent the exclusivity of the products that the company retails. Therefore, the design concept derives from the quarrying and carving of precious stones, from a monolithic block into a timeless piece of jewellery with a unique geometry. The entities create a uniform polymorphic mass. The structure of the building is made of steel to achieve the desired large spans and complex geometric forms.





# NEXTERS

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2016 - 2020

**TYPE**  
COMMERCIAL - OFFICE  
DEVELOPMENT

The design of the office building is driven from the tight and corner shape of the plot. An intersection of rounded volumes, reflecting the flows of motion of the main avenue that the plot is located, gives shape to the 7-storey building, comprising office areas, a double-height ground floor lobby, a roof garden with panoramic views of the city and two basements with parking spaces.

The building's footprint is just above 150 square meters; nevertheless, emphasis was given to the quality of the workspaces through the introduction of exterior voids offering generous natural lighting and an interesting dialogue between the interior and the exterior.





# ALINEA URBAN

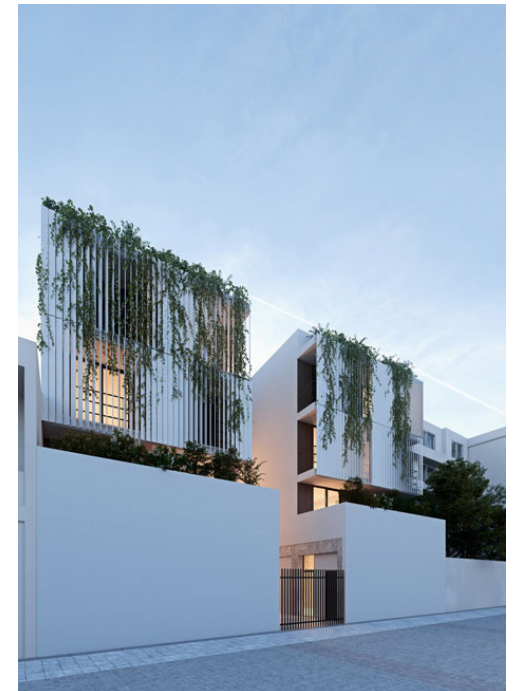
**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2018 - UNDER  
CONSTRUCTION

**TYPE**  
RESIDENTIAL

This design masterpiece is located in the heart of the historic Limassol centre, surrounded by bars and restaurants and only a 1-minute walk from Anexartisias shopping street. A truly unique option for visitors and holiday makers that want to get the most out of their stay in Limassol.

Featuring the most spacious accommodation option in the historic town center, the Urban includes all modern amenities for a relaxing and care-free stay.





# HELSINKORA

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER STUDY

**TYPE**  
RESIDENTIAL





# ALINEA PRIMO

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2019 - UNDER  
CONSTRUCTION

**TYPE**  
RESIDENTIAL - APARTMENT  
BLOCK

Located in the center of Limassol, in the corner of Kitiou Kyprianou and Spartis streets.

Set for completion in June 2022, Alinea Primo is set to be an eye-catcher with 18 Spacious rooms, designed and created with the highest standards of accommodation in mind.

Boasting a roof top swimming pool and relaxing area, as well as carefully designed common areas that will offer the guest a truly unmatched experience.





# ALINEA SUITES

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED IN 2021

**TYPE**  
RESIDENTIAL -  
APARTMENT BLOCK

The development is located in the center of Limassol, in the parish of Katholiki, at the junction of Hellados and Leonidou streets. The plot is part of the central urban fabric of Limassol, in a densely populated area of special character. On the plot is an existing listed building, which is being repaired and integrated into the whole development. Also, on the west side of the plot, there is a listed front door with a small room, which is used as a second entrance to the parking lots.

The complex consists of 3 floors with a total of 30 studios. Additionally, lobby services are provided as well as shared seating areas on the ground floor and first floor. On the third floor there is a shared roof garden with a swimming pool and a meeting place. Parking spaces are also located on the ground floor.

An attempt is made to integrate the development into the urban fabric by creating a 'plaza' space, where an interactive relationship is developed between the listed and the new building. The design and placement of the new building in which the apartments will be located is done in such a way that it does not overshadow the listed building but acts as a background and highlights it. Taking advantage of the special geometry of the land, the building complements the urban fabric by creating indoor open spaces for natural light and ventilation. Near the Preserved building and in the new building, a gap of 2 floors is created in order to keep a sufficient distance from the preserved, but also to connect the square with the inner courtyards through visual corridors. The connection of the two buildings is made through a glass canopy.





# BIRCH

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2017 - 2020

**TYPE**  
RESIDENTIAL

The boutique development of 5 apartments is located in the privileged residential area "Columbia" in Germasogeia, very close to the main road of Spyros Kyprianou Avenue and easily accessible to the Nicosia - Limassol highway.

The three-storey apartment building consists of two floors with a total of 4 2-bedroom apartments and a 3-bedroom penthouse on the third floor, with private access to Roof Garden with a swimming pool. Each apartment has a parking space and a storage room on the ground floor, while an additional parking space belongs to the penthouse.

The design of the building incorporates sliding panels made of metal linear elements, which function both as sun protection filters and as a privacy screen from the street. The same linear design element is used to create the south-facing, sun-protective screen that extends up to the roof garden. A greyscale palette of materials was followed, with exposed concrete, white walls and dark grey aluminium acting as a background to the hints of green on the building.





# CLEARWATER

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2018 - UNDER  
CONSTRUCTION

**TYPE**  
RESIDENTIAL

Clear Water residential development is located on the edge of the coastline of Governor's Beach in Pentakomo.

The project is designed to offer panoramic views of the natural surroundings, while embodying an exclusive lifestyle on the coastline. The design approach inspired by the project's proximity to the sea and has references to the idea of sailing and to the ship. Therefore the whole project is uplifted a total of 8m from Ground Level having small cantilevers of slabs that vary in length as you move higher in order to intensify and embody





# GURU

**LOCATION**  
LIMASSOL, CYPRUS

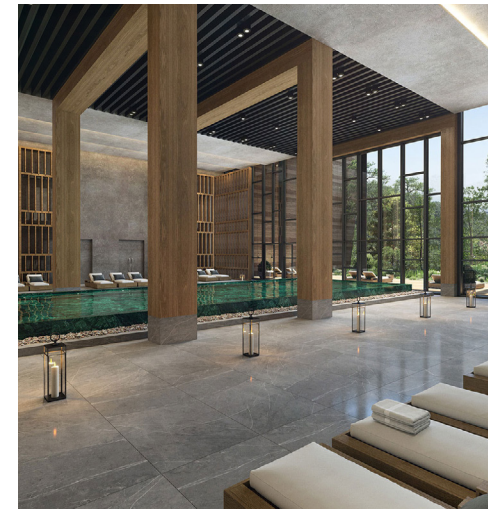
**STATUS**  
2019 - UNDER  
CONSTRUCTION

**TYPE**  
RESIDENTIAL

The resort is located 1,065 meters above sea level in the picturesque village of Platres and is surrounded by gently undulating trails through the forest and beside the scenic Millomeris waterfalls.

The proposal comprises a unified residential development with a variety of supportive facilities and the provision of social, cultural, sports services, with recreation and leisure areas. The main building volume consists of 9 floors including 46 apartments, wellness areas, a gym, locker rooms, a swimming pool and a sports area. 22 more independent housing units with three different typologies complete the program of the development.

The masterplan was designed in a way that all the built elements are blended with the existing, amphitheatrically sloped terrain and the distinctive local landscape. The materiality of all the building cladding was also carefully selected to match the local palette without distracting.





# ASTER

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2019 - CONSRUCTION

**TYPE**  
RESIDENTIAL

The boutique development of 5 apartments is located in a calm, neighborhood residential area "Columbia" in Germasogeia.

The three-storey apartment building consists of two floors with a total of 4 2-bedroom apartments and a 3-bedroom penthouse on the third floor, with private access to Roof Garden with a swimming pool.





# ASH

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED IN 2015

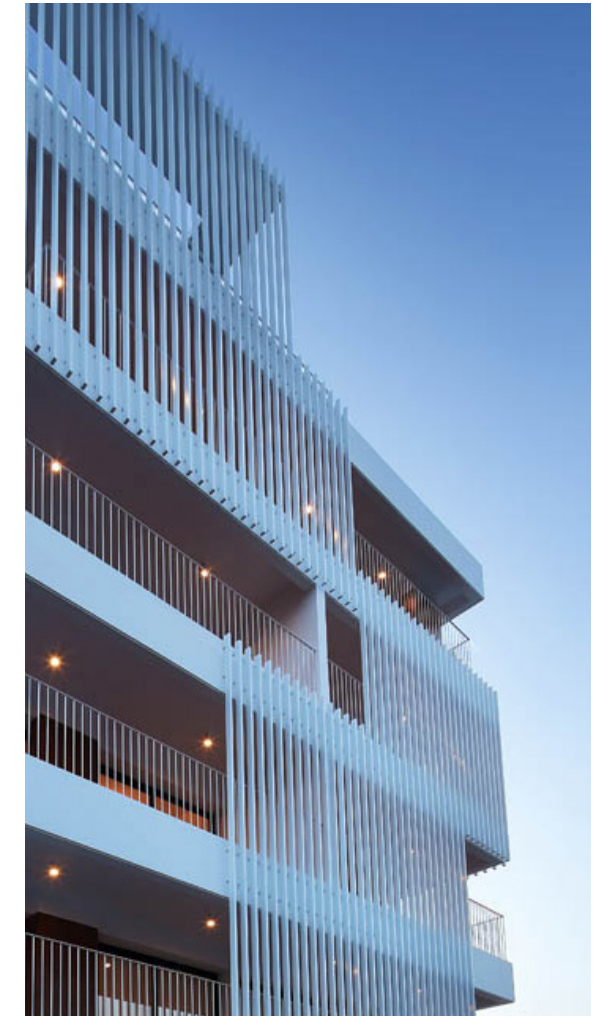
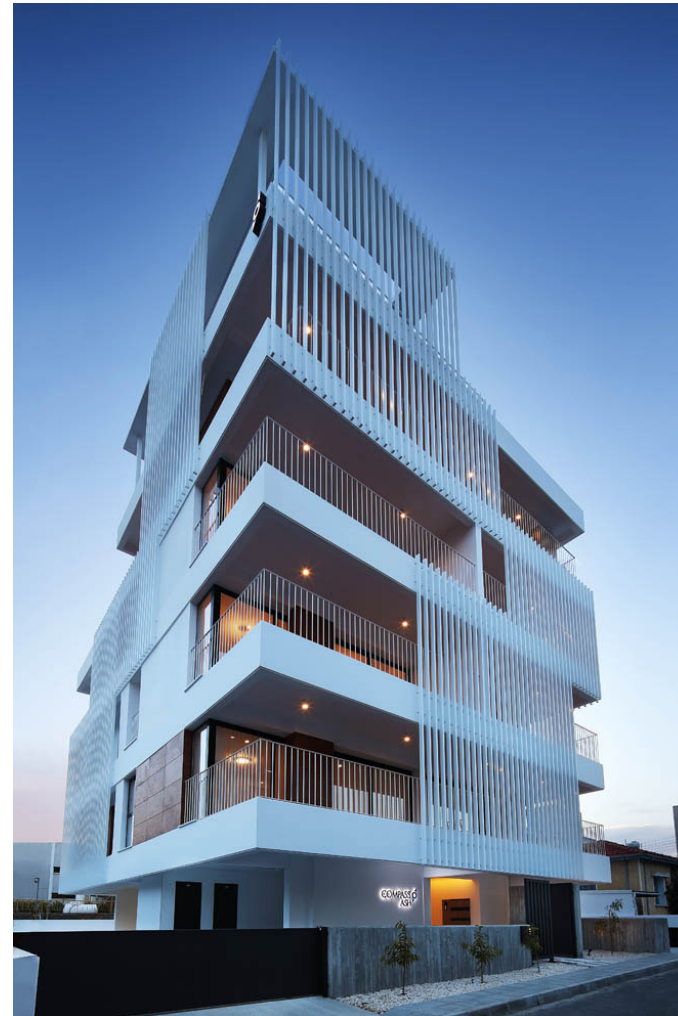
**TYPE**  
RESIDENTIAL -  
APARTMENT BLOCK

The apartment building is located in the central area of Agia Zoni in Limassol, on Georgiou Christoforou Street, perpendicular to Theklas Lysioti Street.

It consists of three floors with a total of 6 2-bedroom apartments and a 3-bedroom penthouse on the fourth floor, with private access to Roof Garden with a higher-level swimming pool. Each apartment has a parking space and a storage room on the ground floor, while an additional parking space belongs to the penthouse.

The design of the building includes vertical elements on all sides, which in combination with the perimeter cantilevers all-round, function both as sun protection filters and as a privacy screens, since the plot is located in a fairly densely populated area.

Materiality is limited to white shades with selective wood surfaces, leaving the light and shadows created by the individual elements of the building to create the various contrasts on each side. The different surfaces as well as the openings for the windows on each floor which extend from the floor to the ceiling, in combination with the vertical elements in front of them, create a unique ensemble with a distinct character.





# LINEAR

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED IN 2020

**TYPE**  
RESIDENTIAL -  
APARTMENT BLOCK

Featuring elegant apartments and fabulous facilities, Linear Residence is a sanctuary of serene living in the heart of Limassol.

With every attention given to detail and functionality, Linear Residence manage to create a stunning and unique living environment, ideal for individuals, couples and families.





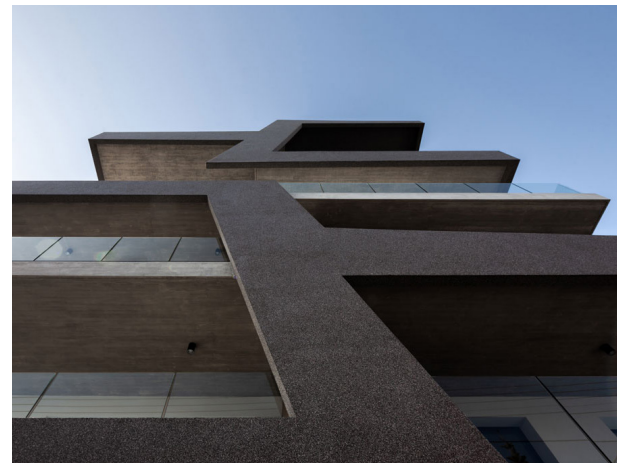
# QCORE

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2018 - 2020

**TYPE**  
RESIDENTIAL -  
APARTMENT BLOCK

The 6-unit apartment building is located in one of the most reputable residential areas in Limassol, on Kimonos Street. The conceptual idea behind the design lies in the creation of spaces by wrapping a straightforward slab structure in uneven heights, forming a distinct envelope for the building.





# E HOUSE

**LOCATION**  
NICOSIA, CYPRUS

**STATUS**  
COMPLETED IN 2015

**TYPE**  
PRIVATE RESIDENCE

E- house is located at the eastern end of Nicosia.

The main concept focuses on:  
a. the integration of the building volume in the nearby landscape and  
b. creating an introverted environment with an internal microclimate.

The building volume of the house is organized in a “U” shape around an inner patio, thus blurring the boundaries between inside and outside.

The building as a volume has references to the nearby plateau of Aronas, while the creation of the sloping green roof contributes both to the integration of the volume of the building in the natural landscape as a continuation of local vegetation at a higher level, and to the creation of a micro-environment and improvement of the microclimate.





# M HOUSE

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED IN 2019

**TYPE**  
PRIVATE RESIDENCE

M House is located in the northern hills of Lefkothea in Limassol, offering stunning views of the city and the coastline from above. The design approach was mainly inspired by the site features: the striking views, the steep slope and the southern orientation.

The building areas are spread in three levels, with the road level including the main entrance which leads to an interior balcony offering a panoramic view of the double-height living areas.

All the spaces are distributed around an interior open courtyard. The building's envelope is formed conceptually as a sculpted rock, rising from the sloped, rocky land. The materiality of the exterior follows this idea, using local stone.





# P HOUSE

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
COMPLETED IN 2020

**TYPE**  
PRIVATE RESIDENCE

P House is located in a quiet neighborhood of Mesa Geitonia.

Its design approach was to create a secluded environment where the family activity will be protected from the exterior. Therefore, the residence has an L-shaped form around the main patio area where the swimming pool is located. A “green boundary” line of existing cypresses encloses the patio on the south side, along with an external barbeque and bar area.

The building volume is designed with two main aspects: a strict, bold side comprising the external façade, providing privacy and protection from the north-western sun, and the more open southern side, looking towards the patio and blending the boundaries between the interior and the exterior.





# S HOUSE

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2006 - 2010

**TYPE**  
PRIVATE RESIDENCE

S House is located at the outskirts of Nicosia on a triangular plot overlooking Pentadaktilos Mountain through the plains of Mesaoria.

The basic concept is inspired by the vernacular “makrinari” and the Mesaoria plains.

he building is organized in two linear functions per floor. The resulting shape as derived from the displacement of the corresponding upper part, is to create the covered patio below.

Basic aim was to manage the appropriation of shading and air flow so as to maximize the outdoor activity use by its inhabitants. The covered outdoor patio on the S/E is serving as the main characteristic of the house, allowing for the fresh westward wind flow to filter through.





# HIGHPOINT

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER CONSTRUCTION

**TYPE**  
RESIDENTIAL  
DEVELOPMENT

Highpoint Residences is a residential development located in the area of Xalkoutsia in Limassol, consisting of 5 floors.

This project is a combination of two residential blocks that functionally perform separately.

The design approach is to blend those two building blocks as one, using curvy slabs and double-height voids/gardens.

The building is oriented towards the Limassol Coastline, offering views to the sea and the city centre. The connection of the two blocks in the middle occurs through the introduction of green areas and a main feature Olive tree inspired by the natural landscape.

In regards to materiality, a concrete core combined with total white slabs emphasizing in a horizontal approach.





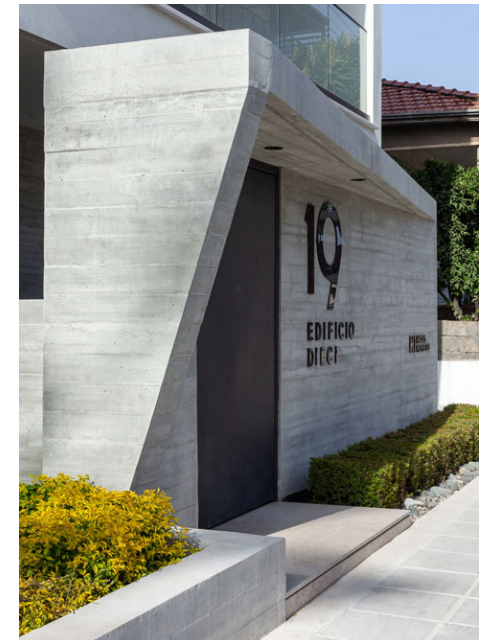
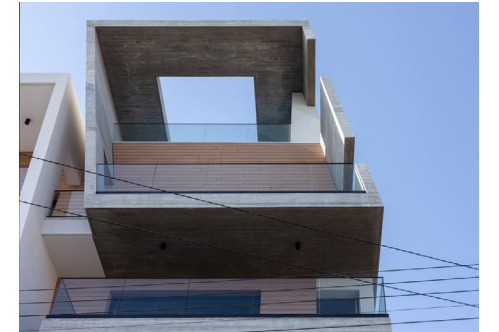
# EDIFICIO DIECI

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2016 - 2018

**TYPE**  
RESIDENTIAL

Located on Kimonos street, in a quiet yet central district of Limassol, the building features a synthesis of material volumes of concrete and synthetic wood, giving form to the seven apartments and their exterior areas.





# COCOON 11

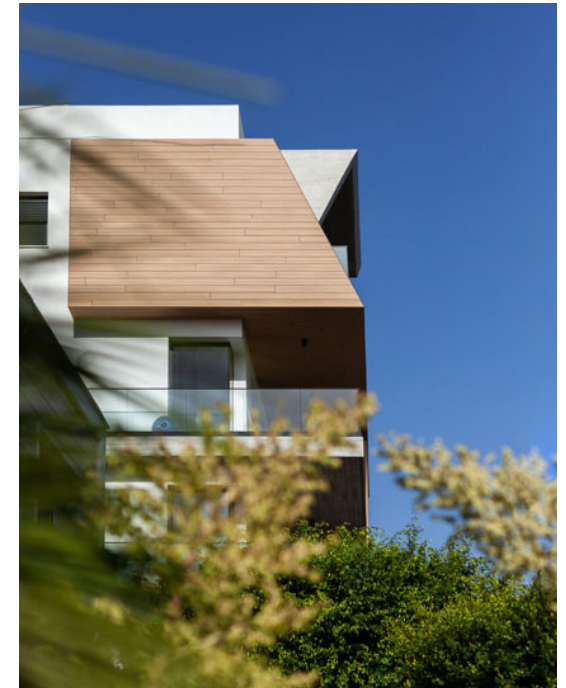
**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
2015 - 2017

**TYPE**  
RESIDENTIAL

The formation of spatial pockets through the folding of building material elements - concrete and synthetic wood - was the conceptual approach in the design of this apartment building with seven residential units.

The building is prominently located on Kosti Palama street, very close to the main commercial axis of Makariou street in Limassol.





# ADMIRAL RESIDENCES

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER CONSTRUCTION

**TYPE**  
PRIVATE RESIDENCE





# LANITEIA SCHOOLS

LOCATION  
LIMASSOL, CYPRUS

STATUS  
COMPLETED IN 2018

TYPE  
COMMERCIAL - SCHOOL  
DEVELOPMENT

The project is the first phase of the masterplan of the Laniteio Schools, with the extension of the Secondary School.

A new, enclosed courtyard is therefore formed between the old and new structures. The two entities are connected via a steel bridge construction.

The main strategy was the sinking of the large volumes in the ground, so that the new building that emerges will not overshadow the existing one. The sloped roof proposed is also green roof visually acting as a continuation of the existing landscape. The courtyard is thus the fundamental element establishing the dialogue between the old and the new. Moreover, exterior seating shaped in the north side of the courtyard because of the sinking, acts also as a visual podium for the old building.





# MASTERPLAN - RESIDENTIAL DEVELOPMENT

**LOCATION**  
LIMASSOL, CYPRUS

**STATUS**  
UNDER STUDY

**TYPE**  
RESIDENTIAL  
DEVELOPMENT

This project is a masterplan for 6 private residences along with additional features incorporated in the proposal such as recreational areas, multipurpose spaces etc.

The idea is focused mainly on forming the existing terrain and topography, by sculpting/forming natural stone. Therefore, our proposal follows the topography to create new contour lines. The program is oriented towards the views.

A stepping approach is proposed in order to follow the landscape contour lines. The villas follow the same design direction to look like they emerged from the landscape, with a curvy approach and green terraces.







#### CYPRUS OFFICE

29 Elenis  
Palaiologinas Street  
3040 Limassol, CY

[INFO@armeftis.com](mailto:INFO@armeftis.com)  
+357 25 828280

#### GREECE OFFICE

47 - 49  
Skoufa Street  
Kolonaki, Athens, GR

[INFO@armeftis.com](mailto:INFO@armeftis.com)  
+357 25 828280