

OFFICE INTERIOR: F7

NO.11 ARCHIMIDOUS

GRS RECRUITMENT & FS FAIRFAX LIMASSOL HQ

MOIRE

NO.11 ARCHIMIDOUS

GRS RECRUITMENT & FS FAIRFAX LIMASSOL HQ

MOIRE

ARCHITECTURE & DESIGN

NO.11

Year: 2024
Location: Limassol, Cyprus
Architect & Interior designer: MOIRE Architecture & Design
Client: FS FairFax & GRS Recruitment

Area: 230 sqms
Can accommodate 30 people

INTRODUCTION

No. 11, originally a 1930s residence, has been meticulously transformed by MOIRE into contemporary Grade A office headquarters.

The design respectfully preserves the building's original Art Deco features, including its distinctive facade, while integrating modern elements. This approach thoughtfully complements Archimidous Street's diverse architectural landscape.

Inside, the transformation continues with a vintage-inspired design, incorporating bespoke Art Deco furniture and premium finishes. The layout emphasizes flexibility and well-being, with various executive offices branching off the reception. Throughout the building, natural light, ventilation, and strategic planting connect occupants with nature, while innovative technology provides cutting-edge IT, sound, and ventilation systems. The exterior has been reconfigured to offer additional parking, as well as outdoor meeting and event spaces.

The newly completed No. 11 embodies the evolving work culture, fostering collaboration, wellness, and client interaction, and aims to set a new benchmark for boutique office buildings in Cyprus.

CONTENTS

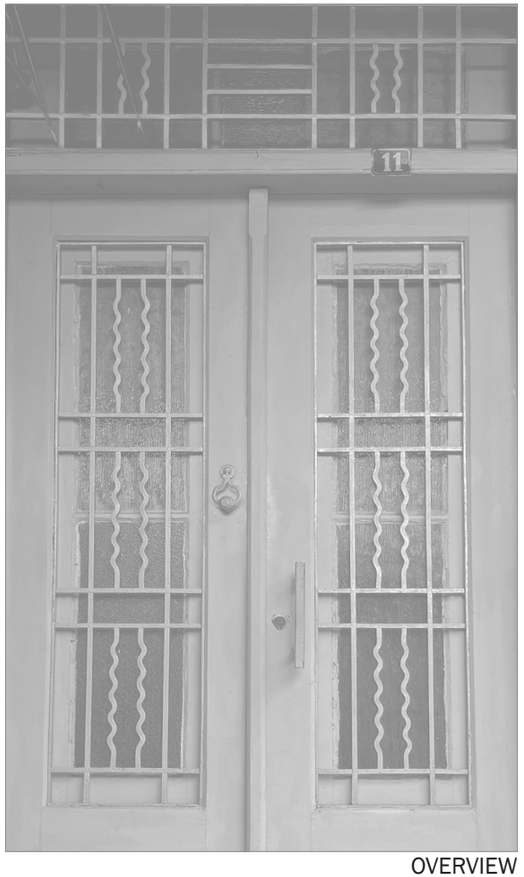
A. OVERVIEW

1.a. Brief Overview	2-3
b. Budget	5
c. Floor Plans & Images	6 - 27
2. Design Options	28 - 35

B. COMPLETE DESIGN

1. Final Design	38 - 57
2. Important Elements	58 - 67
3. Budget Allocation	68 - 69
4. Materials	70 - 77
5. Portfolio of Photos	78 - 109

SECTION A



OVERVIEW

1.A. BRIEF OVERVIEW

The clients vision for No.11 Archimidous was ambitious yet precise; to sensitively retain and restore the historic character of the building while delivering a state of the art workplace that supports the distinct needs of two very different companies, FS Fairfax and GRS Recruitment.

KEY OBJECTIVES

- Preserve and celebrate the building's original architectural elements.
- Introduce considered design interventions that feel both respectful and contemporary.
- Achieve a balance of elegance, smart functionality and a subtle sense of fun.

OCCUPANT PROFILE

GRS Recruitment

- Outgoing, social and dynamic
- 21 employees

FS Fairfax

- Quiet, focused and confidentiality driven
- 8 employees
- Combined building occupancy - minimum of 25 people, across flexible and adaptable work settings

SPATIAL REQUIREMENTS

A mix of:

- Fixed desks
- Touchdown workstations
- Private offices
- Meeting rooms
- 3 Private Offices
- 2 x Executive Directors
- 1 x HR Director
- 2–3 Meeting Rooms, including a client-accessible room for Phase 2
- Quiet Areas for focused work and privacy
- Communal Kitchen to support a sociable workplace culture
- Male and Female Toilets
- Externally accessible WC for inclusive, level access
- Personal Lockers for secure storage
- Performance and Technology
- High performance acoustic treatments throughout, tailored to the different working styles of each company
- Cutting edge IT and AV infrastructure to support hybrid working and professional communications

1.B. BUDGET

With a budget of €150,000 (£127,863) for interior works and €150,000 (£127,863) for exterior landscaping and renovations, the client provided a sufficient financial framework for the project.

While not an unrestricted budget, this allocation was considered medium to high for Cyprus standards, enabling a high-quality outcome through strategic design and material selection.



EXISTING MAIN ENTRANCE

1.C. EXISTING RESIDENTIAL FLOOR PLAN

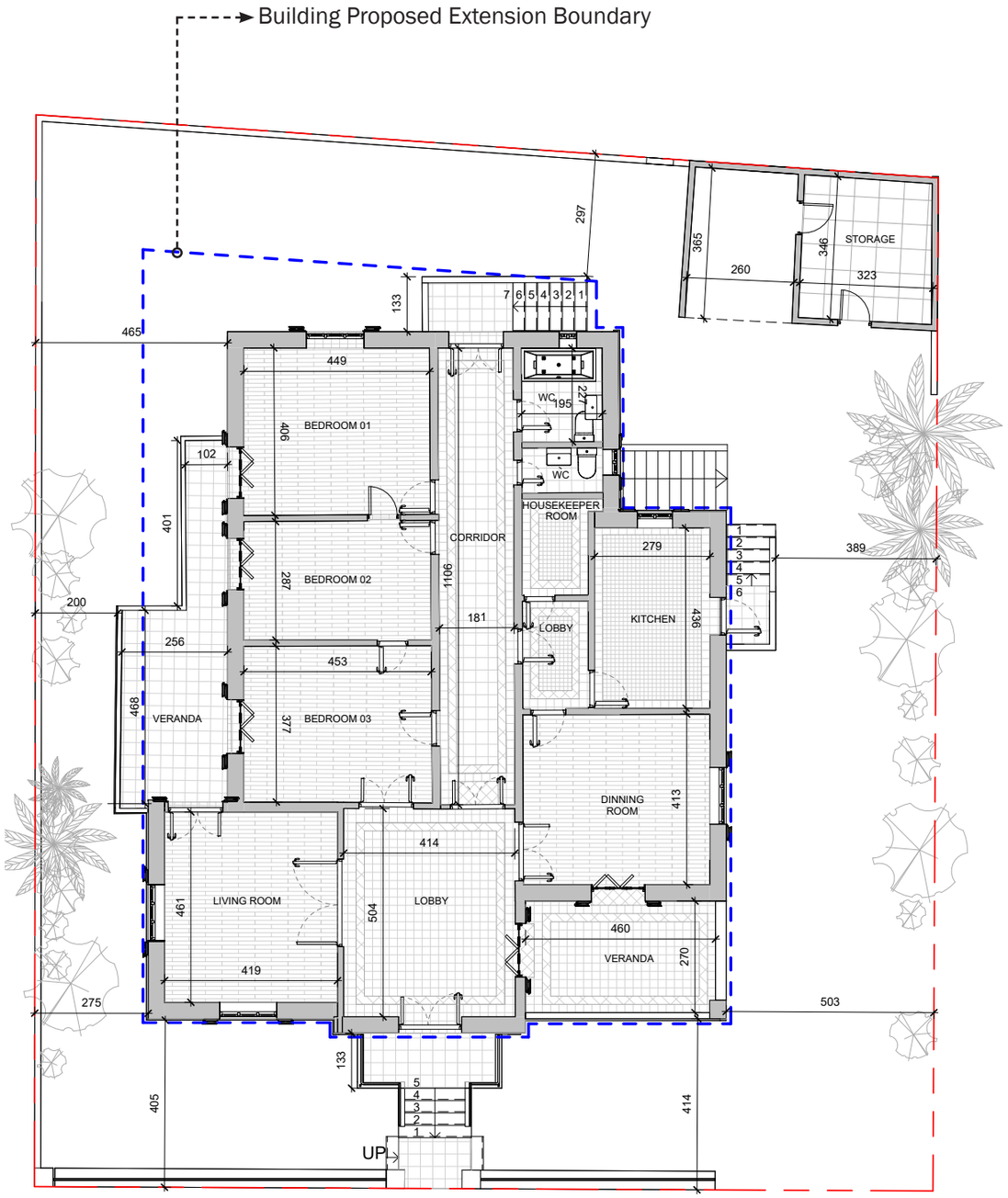
The existing residential floor plan reveals a layout defined by its traditional spatial organization and expansive proportions.

It distinctly segregates public, service, and private functions. Upon entry, a primary lobby provides access to the living room, which extends onto an adjacent veranda. A separate dining area connects with the kitchen & ancillary service spaces, including a dedicated housekeeper's room and multiple WCs. A secluded corridor leads to the three bedrooms, two of which share access to an elongated veranda. The exterior accommodates a detached storage facility and generous space for landscaping.

The entire interior of the residential building will be redesigned, and the original layout has proven to be a strong foundation for converting the space into a modern office.



EXISTING INTERIORS



INTERIOR VIEW OF
EXISTING MAIN ENTRANCE

EXISTING ENTRANCE DOOR



A glimpse into the original interiors, revealing remnants of its 1930s residential character. While showing signs of its age, the foundational Art Deco influences are still distinguishable, which ultimately formed the canvas for the renovation’s concept.

INTERIOR VIEW OF
EXISTING MAIN ENTRANCE

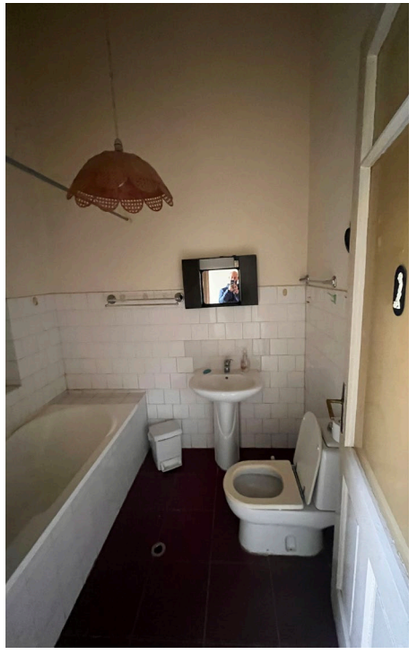
EXSTING BEDROOM

EXISTING KITCHEN LOBBY

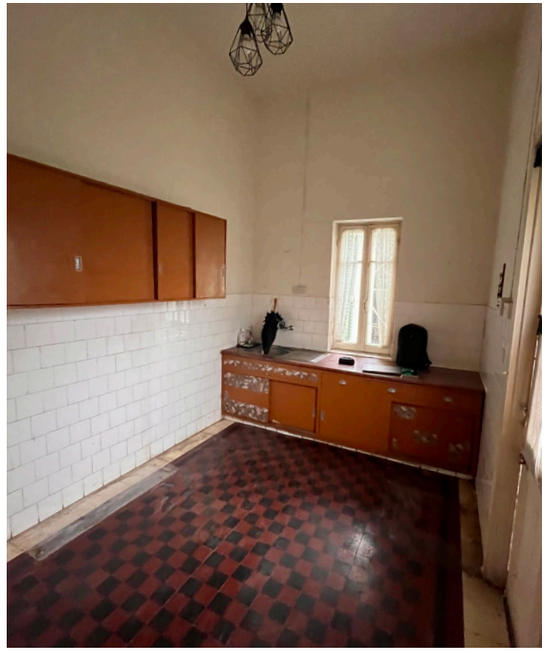


The building, with notably degraded conditions, required careful consideration of its structural integrity during the design process.

EXISTING BATHROOM



EXISTING KITCHEN





EXISTING CORRIDOR



EXISTING MAIN ENTRANCE DOOR



EXISTING EXTERIOR STORAGE & GARAGE





EXISTING PATIO

ANALYSIS OF SPACES

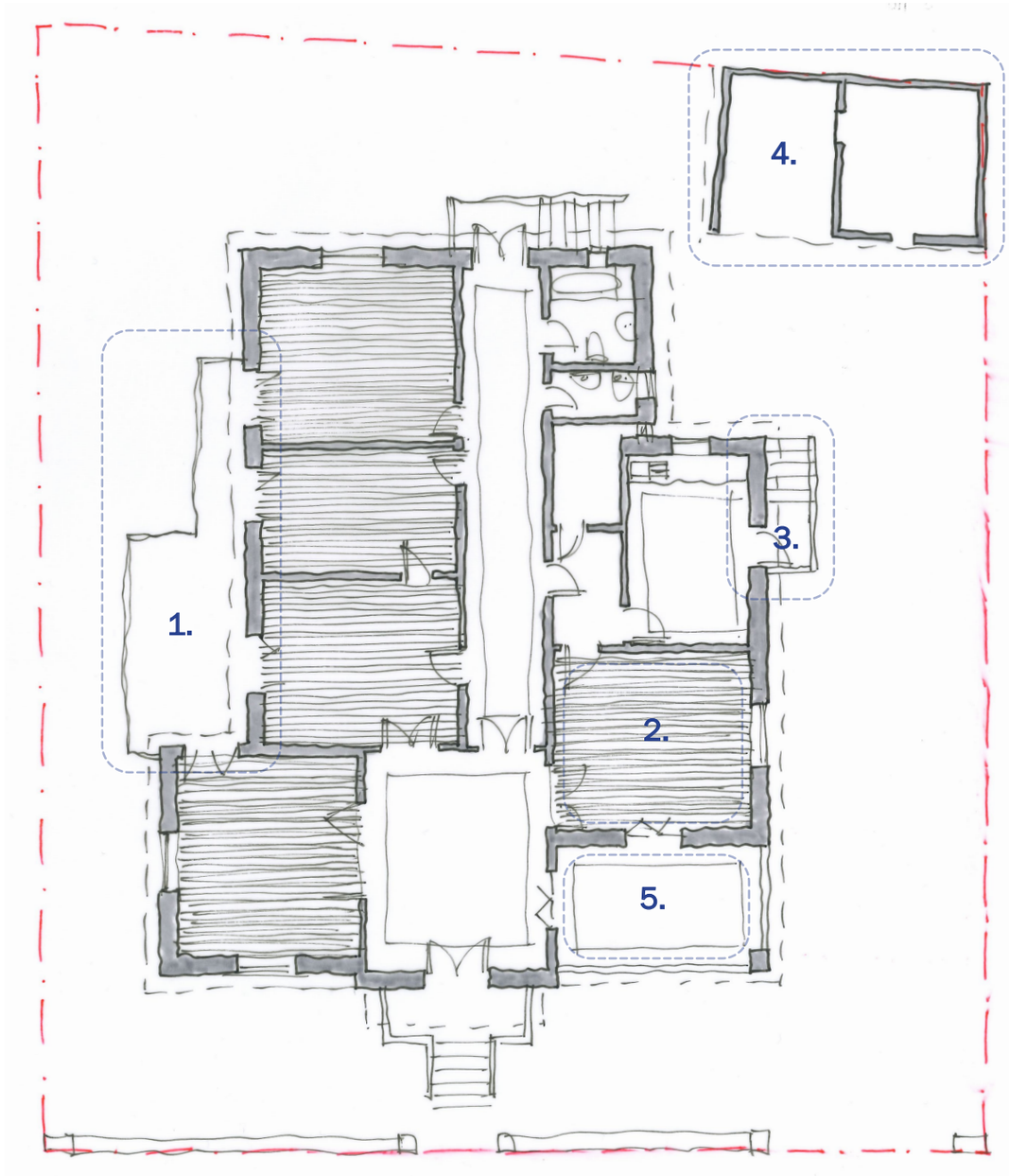
1. The existing light concrete and brick terrace, likely on unstable sand, required complete demolition and the construction of new foundations to support any planned extension.

2. Evidence of termite damage called for the removal and replacement of the existing timber flooring, which would potentially facilitated the integration of new office floor boxes.

3. The existing stone-supported landing will likely be replaced with a new lightweight steel stair, enhancing structural integrity and design.

4. The outbuilding was a later addition; will be demolished and rebuild, due to its poor condition.

5. Extensive cracking across walls and ceilings prompted early exploratory works to determine the full extent of damage and inform necessary repairs.

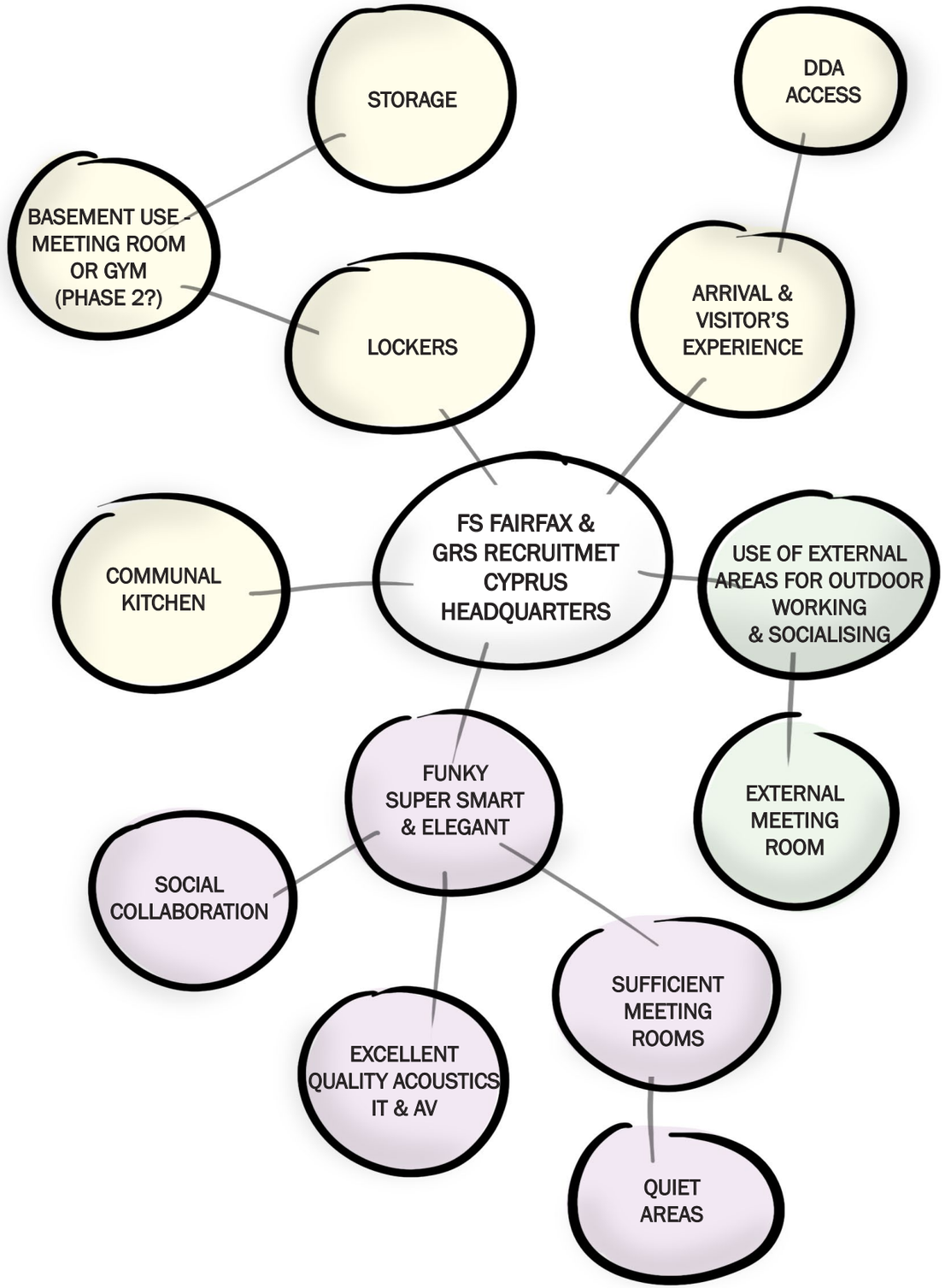


EXISTING FLOOR PLAN

EMPLOYEE SURVEYS

To ensure the new workspace truly met the needs of its future occupants, a questionnaire was distributed to all employees. This first step allowed direct feedback to be gathered to identify the key aspects that were most important to them in their ideal work environment.





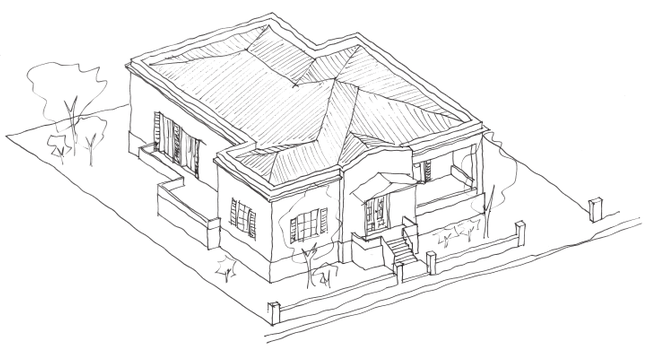
2. DESIGN APPROACH

The design approach for No. 11 was a multi-faceted process, balancing the building's rich heritage with the contemporary demands of a premium office headquarters.

Despite its discernible Art Deco influences, the building exhibited considerable wear and tear, necessitating attention to its structural integrity and overall condition.

The design was also, deeply informed by insights from employee questionnaires, which highlighted desires for comfortable relaxation spaces, meeting facilities, improved acoustics, a calming aesthetic, minimal design elements, and dedicated refreshment areas.

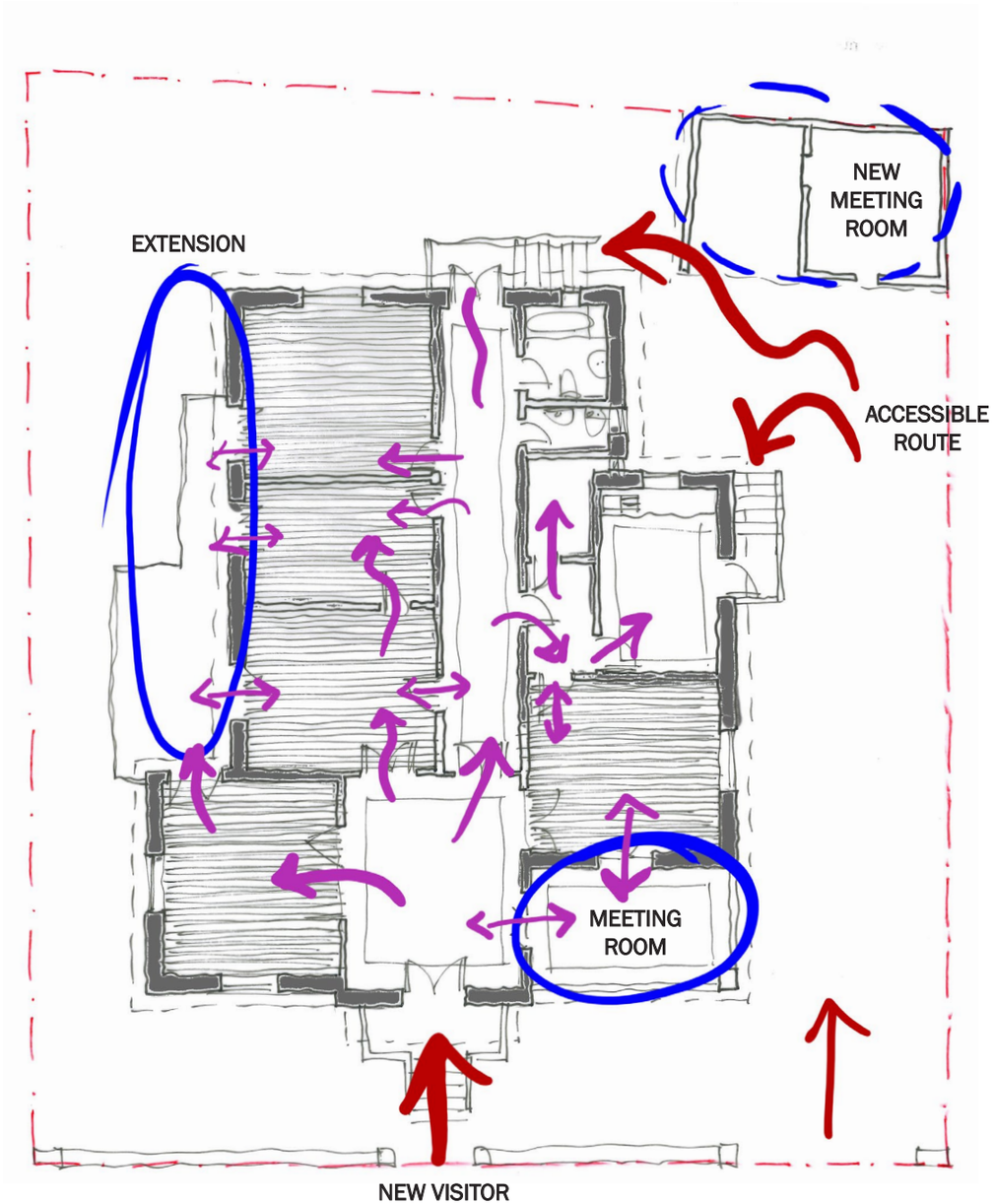
By integrating these diverse considerations, the design aimed to transform the existing residential building into a forward-thinking, flexible workspace that respects its past.



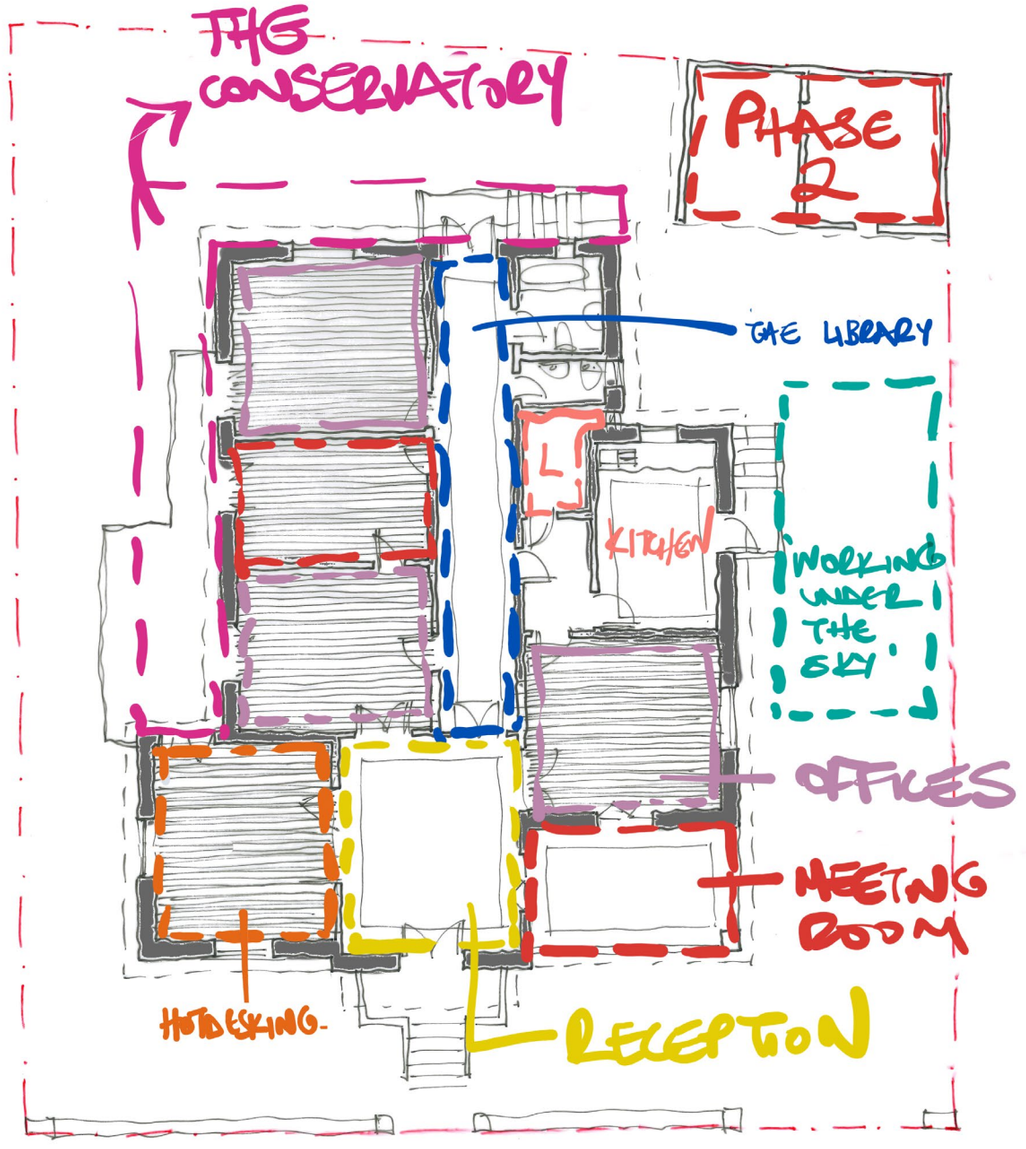
EXISTING BUILDING SKETCH
AERIAL VIEW



PROPOSED BUILDING SKETCH
AERIAL VIEW



EXISTING CIRCULATION &
EXTENSION OPPORTUNITIES



PROPOSED SPACE
FUNCTION ALLOCATION

AESTHETIC BRIEF

The design for No. 11 embarks on an Art Deco revival, thoughtfully blending the building's historical character with modern needs.

A core consideration is privacy, addressing employee feedback by crafting comfortable relaxation zones and enhancing acoustics to support individual focus and well-being.

This extends to our approach to materiality, where selections are made not only to address wear and tear but also to define a calming, minimal aesthetic.

The design fosters coming together through flexible workspaces and dedicated meeting facilities, balancing moments of solitude with opportunities for collaboration and connection.

This cohesive vision is subtly reinforced by biophilia, integrating natural elements to create a reviving and productive environment.

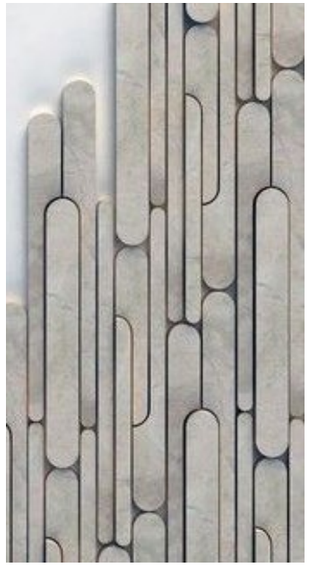
REFERENCE IMAGES



PRIVACY



ART DECO REVIVAL



MATERIALITY

COMING TOGETHER - IN & OUT



BIOPHILIA



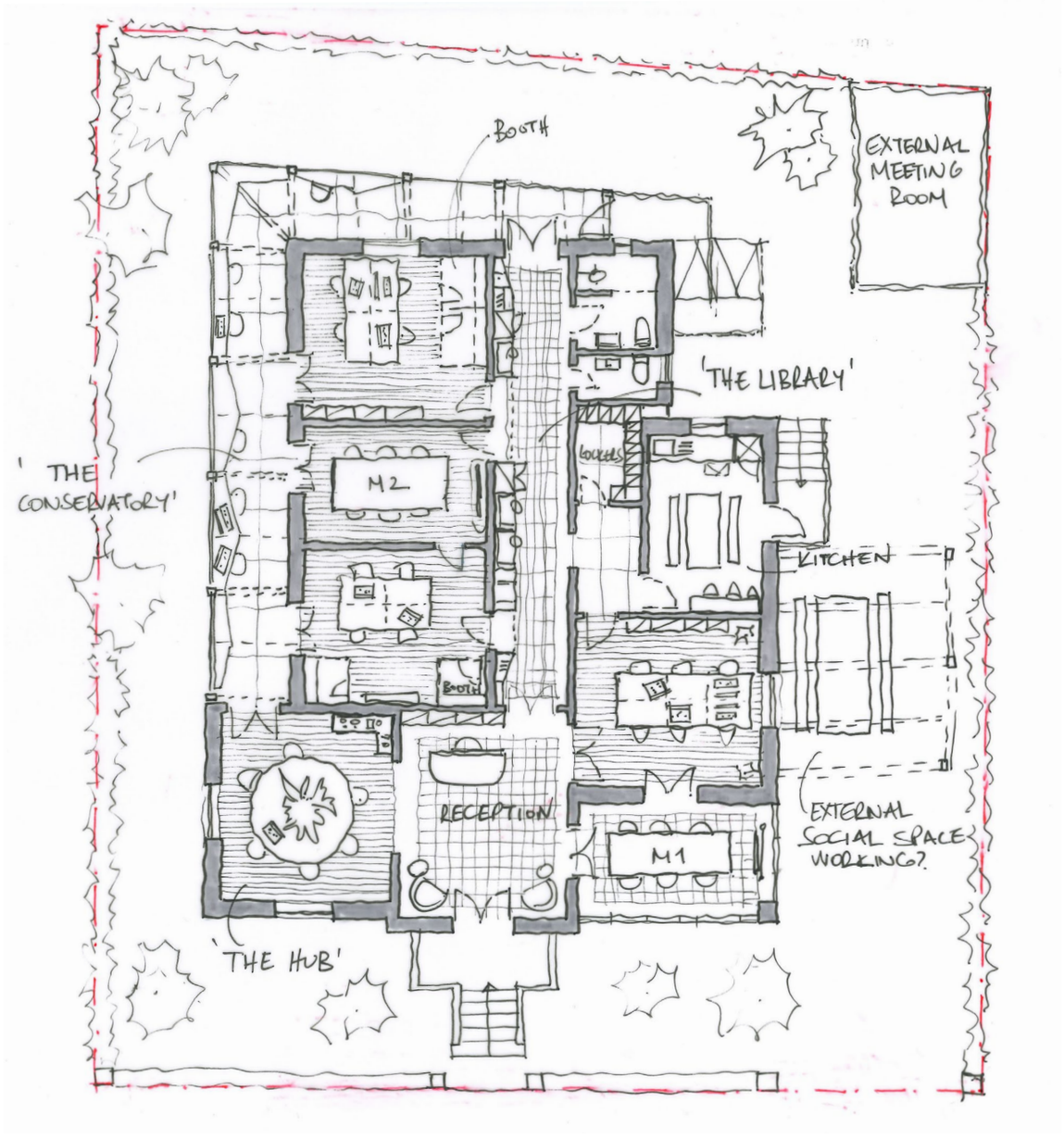
LAYOUT - OPTION 1

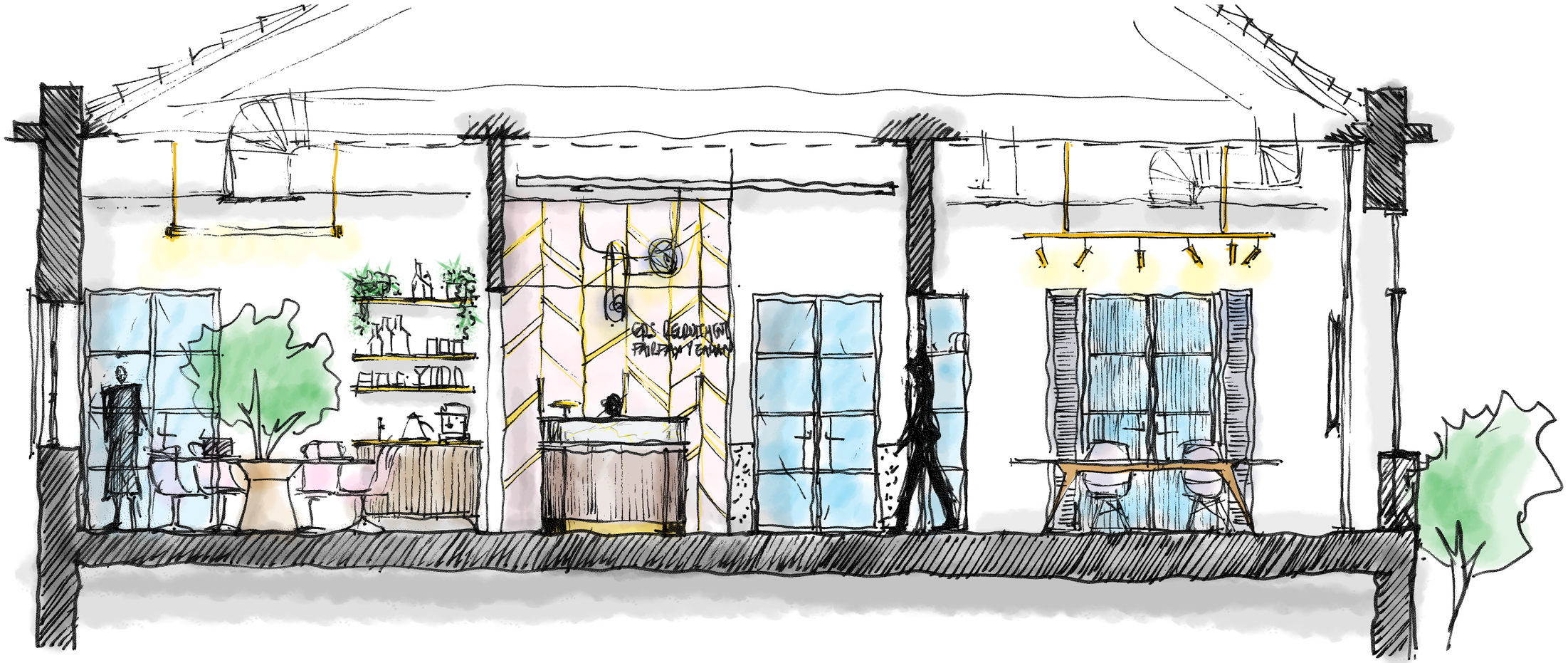
The initial layout re-imagines the existing structure to foster enhanced collaboration and flexibility.

A key feature is the transformation and extension of the external patio on the left into a vibrant conservatory, creating an inspiring new workspace bathed in natural light. This conservatory is fully open and circles around the main building, offering flexible space for touchdown computes, also serving as an extension of the HUB.

Internally, the design introduces a variety of meeting rooms to cater to diverse needs, alongside integrated built-in seating within the corridors to offer additional informal working zones.

Complementing these, the exterior now features dedicated social working spaces and an intimate outdoor meeting room, extending the office environment, blurring the lines between work and leisure.





SECTION THROUGH THE
HUB, RECEPETION & MEETING ROOM



SECTION THROUGH
THE CONSERVATORY

LAYOUT - OPTION 2 - CHOSEN DESIGN

This alternative layout, represents a refined approach, prioritizing specific operational needs with impactful, intentional modifications.

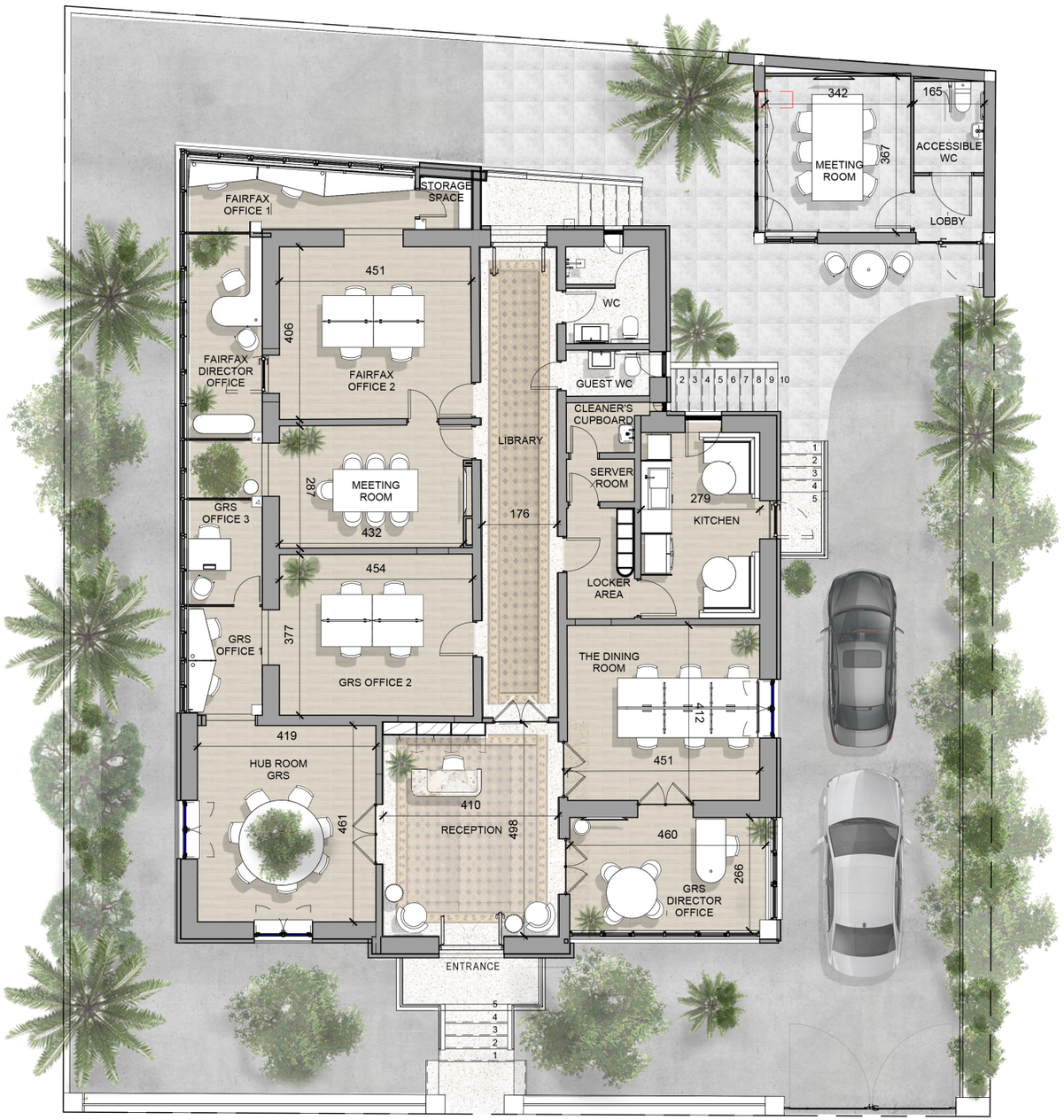
A key strategic shift involves dedicating interior spaces to executive offices for both companies, providing optimized, private environments.

Externally, a parking space now addresses a vital need for the users. Inside, the previously proposed built-in corridor seating has been removed to maximize circulation flow and maintain a clean, uncluttered aesthetic, enhancing the overall professional ambiance.

The conservatory has been divided with fixed windows, providing a consistent, light-filled workspace with a clear connection to the outdoors. The whole internal space is now efficent enough to allow both companies to work independently.

The external meeting room not only integrates an accessible WC, ensuring inclusivity, but its design allows it to open completely to the gardens, creating a seamless indoor-outdoor event or meeting experience.

For these reasons, balancing executive needs, practical demands, and an elevated user experience, this option has been selected.



SECTION B

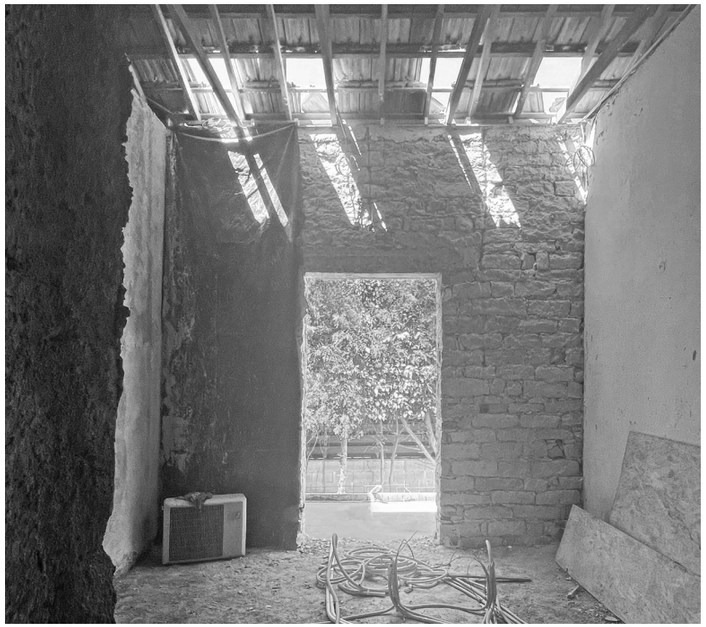


COMPLETE DESIGN

CONSTRUCTION - LOBBY/RECEPTION

PROJECT TIMELINE

- Project Assignment	December 2022
- Concept Design	10th January - 30th January 2023
- Schematic Design	1st February - 28th February 2023
- Technical Design	1st March - 31st March 2023
- Procuremen	April - May 2023
- Interior Demolition Works	June - July 2023
- Interior Construction	October - December 2023
- Styling	January 2024



CONSTRUCTION - SITE IMAGE

Our newly renovated office, located in the heart of Limassol and originally built in the 1930s, brings such positive energy to all of us. We are truly delighted to have preserved one of Limassol's most culturally significant houses, transforming it, with great respect for its history, into a vibrant workspace.

We see the positive impact it has on our teams every day, as well as the appreciation in the eyes of our neighbours and clients who value our efforts to keep the spirit of the building alive while giving it a new purpose.

We look forward to the future and to celebrating hundreds of successful moments in such an inspiring space.

- Nicoletta Demetriou, Co-Owner & Director FS Fairfax

STREET PRESENCE

No. 11 maintains a distinguished street presence on Archimidous Street. Its original Art Deco façade was retained and protected, now complemented by new industrial-look aluminum windows, a modern entrance canopy, and 1930s-inspired lettering. This thoughtful integration ensures the building enhances the diverse architectural streetscape, respectfully blending heritage with contemporary design.

The building's exterior heritage strongly influenced the interior design, which respectfully incorporated its elements.



1. RECEPTION

The design intent for the reception space was to evoke the atmosphere of a boutique hotel or an exclusive private members' club, elegant, welcoming and refined. Spatial constraints, particularly around storage, led to the development of a bold floor-to-ceiling feature wall. This was clad in large-format high-gloss slabs and cleverly integrated concealed storage, providing both visual impact and practical functionality.

Preserving the character of the original flooring was a priority. The existing tiles were carefully restored and polished, enhancing their natural patina and lending a sense of continuity to the space. To complement the historic flooring while introducing a contemporary edge, a warm terrazzo dado wall and border were added, bringing texture and visual contrast.

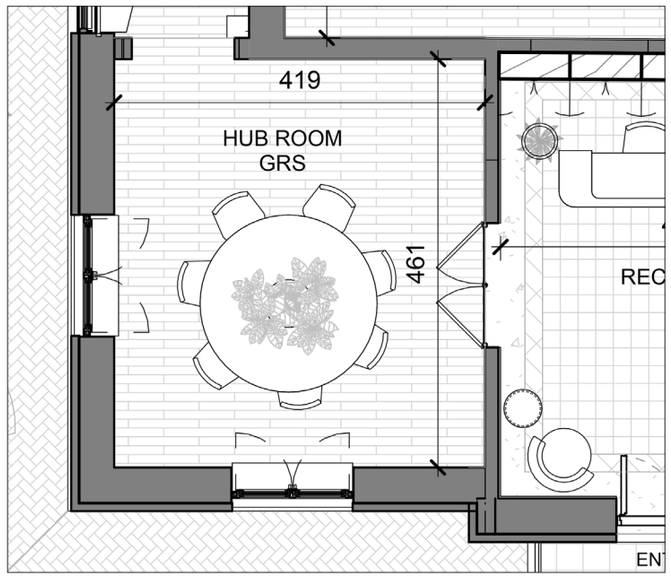
The reception desk was a bespoke commission designed by MOIRE specifically for the client. Crafted from a combination of fluted american walnut, Mona Lisa quartzite, and brass details, the piece acts as a sculptural centrepiece. The signage letters on the desk were also designed by MOIRE and hand-made, adding an artisan touch.

Lighting was approached with restraint and precision. A concealed wall-wash fitting was integrated into the ceiling to softly illuminate the feature wall, while a modern pendant light was suspended above the desk to create a focal point and enhance the welcoming feel of the space.



1. THE HUB

The HUB is a dedicated space for collaboration, centered around a circular table with a plant feature, complemented by exposed brick walls. Industrial Deco inspired doors elegantly separates this area from the reception, offering a direct visual connection to the building's original flooring.





INTERIOR VIEW OF RECEPETION & THE HUB

1. THE DEMISES

The floor plan clearly sets out separate operational spaces for each of the two companies, ensuring privacy, while shared amenities are strategically positioned to foster communal efficiency and seamless interaction.

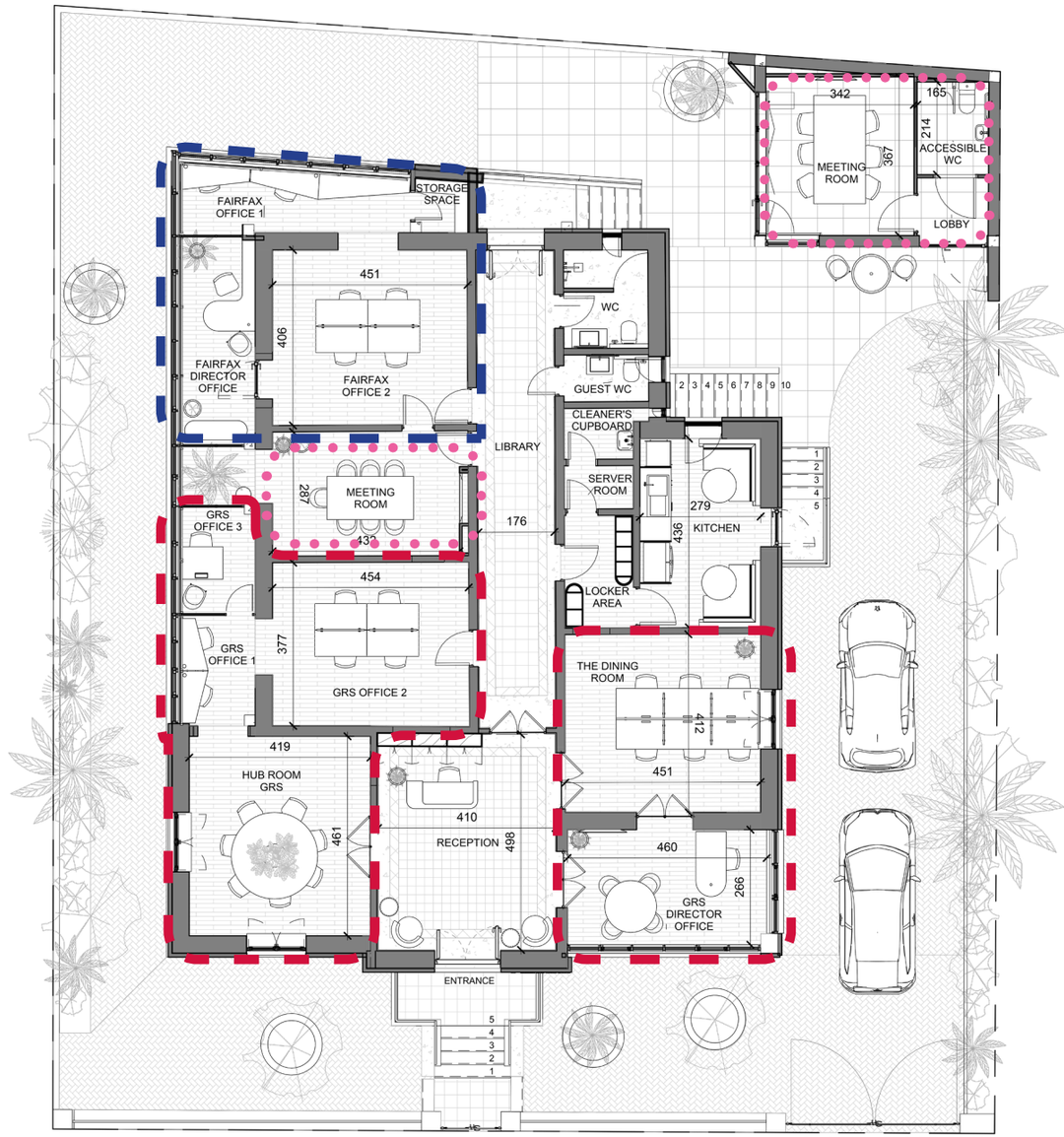
FS FAIRFAX Demise

GRS Recruitment Demise

Meeting Rooms



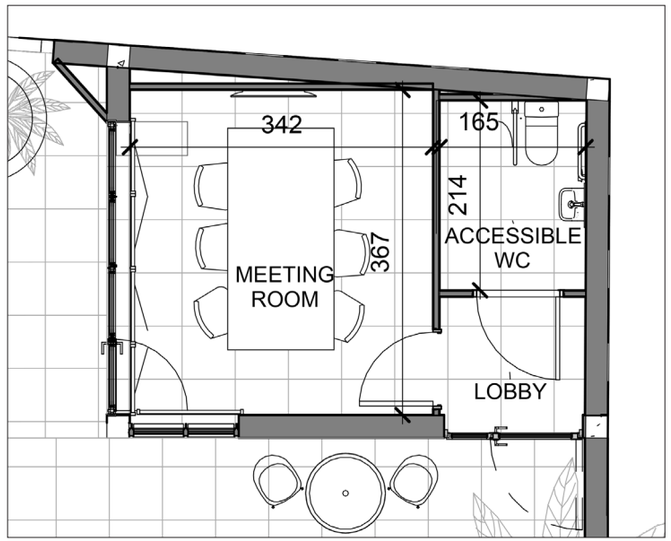
VIEW INTO GRS DIRECTOR'S OFFICE

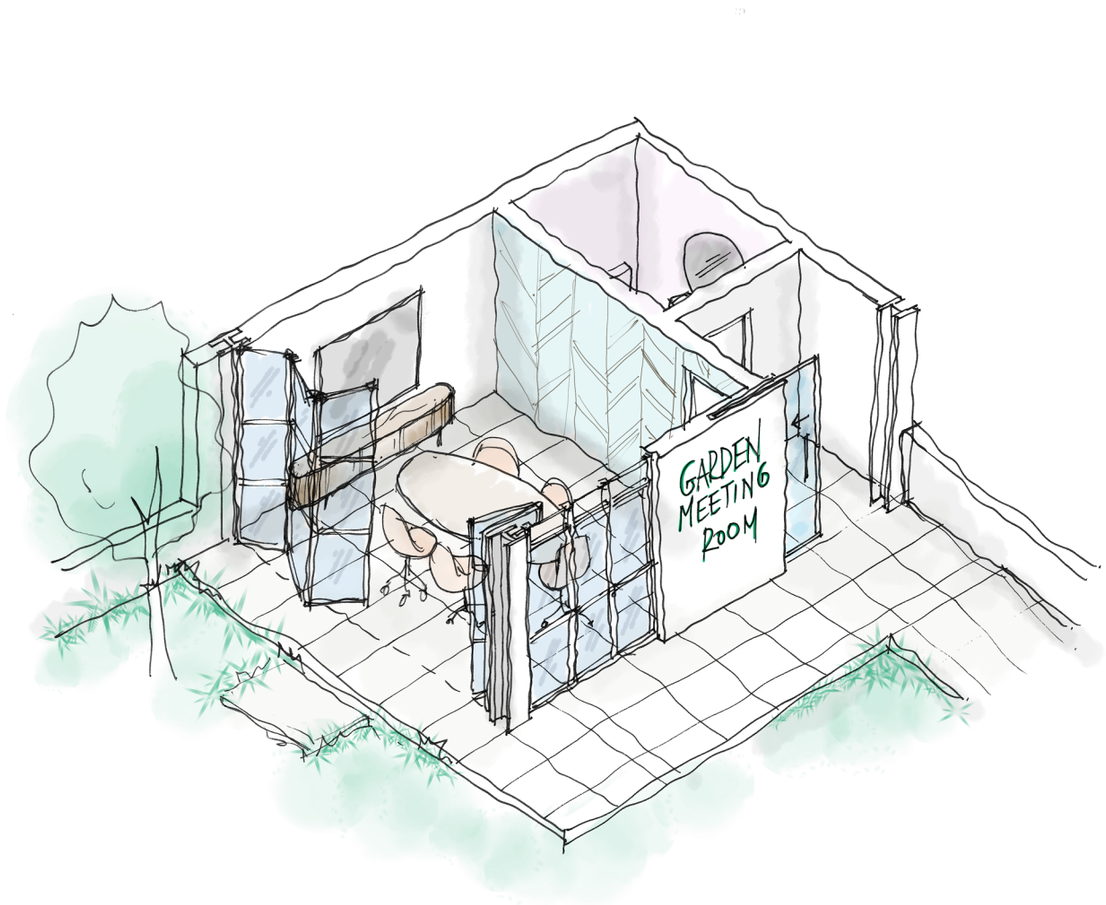


PROPOSED FLOOR PLAN

1. THE GARDEN MEETING ROOM

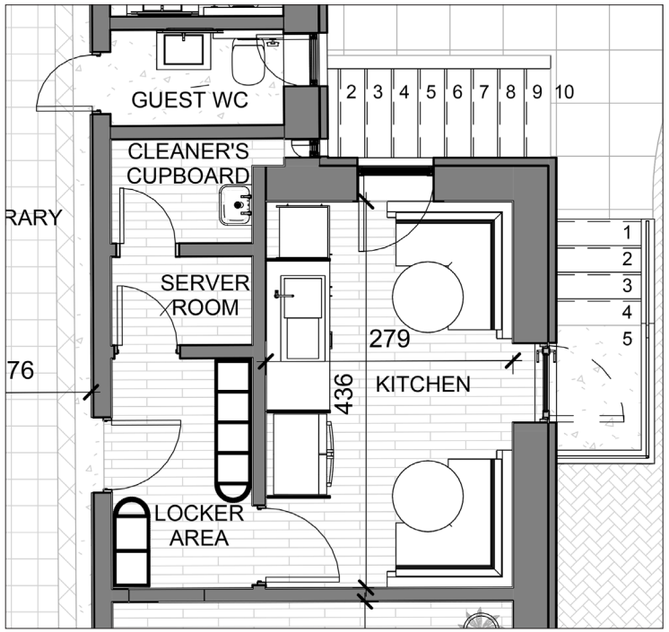
This ground-level meeting room, once a storage/garage, has been thoughtfully rebuilt to offer an accessible meeting space in the office, complete with an adjacent accessible toilet. Its direct connection to the garden creates a seamless indoor-outdoor environment, making it an ideal space for diverse events, from professional networking to social gatherings.





1. THE KITCHEN

For the kitchen, a compact space, a bespoke seating solution was essential to accommodate the client's request, along with the cabinetry. The warm oak wood flooring creates a sense of coziness, complemented by Marazzi tiles that add a touch of elegant simplicity.







EXTERIOR VIEW OF THE GARDEN MEETING ROOM

1. THE CONSERVATORY

The conservatory offers a tranquil, nature-infused urban retreat, designed to reconnect users with greenery in a concrete-heavy city center. Its biophilic design features expansive glazing that floods the space with natural light, blurring the boundary between inside and out, complemented by lush internal and external landscaping.

Intended as a flexible hot-desking environment, the conservatory offers users the freedom to step away from the formality of a traditional workstation and instead, work within a more relaxed, restorative setting. Spatial limitations ruled out standard desk solutions. In response, MOIRE designed the bespoke furniture system, tailored to maximise even the most awkward or constrained corners, ensuring functionality without compromising the sense of openness.

To complement the industrial-style glazing used throughout the building, modern linear pendant lights with a matte black finish were suspended above the workspaces. These lighting elements were chosen, not only for their visual harmony, but also for their ability to provide focused, unobtrusive illumination, supporting productivity while preserving the calm, understated atmosphere of the conservatory.

The overall effect is a space that feels both grounded and elevated, blending functionality with a quiet elegance.



2. HOW CLIENT'S REQUIREMENTS WERE FULFILLED

The design for No. 11 successfully met the client's core objective, to retain and restore the building's historic elements while delivering a state-of-the-art office environment tailored to the needs of both companies. Our approach focused on:

- Respectful Preservation of Heritage

The original Art Deco façade and key interior features were meticulously preserved and accentuated, such as the external appearance and the integration of both retained original and new terrazzo flooring. New additions, like the industrial-look aluminum windows and the 1930s-inspired entrance canopy and lettering, were carefully designed to compliment original aesthetic.

- Tailored Functionality for Both Companies

The residential spaces transformed into a Grade A premium workspace with flexible zones and advanced technology, based on the distinct character of the two companies. GRS' open plan design with touchdown workstations fosters collaboration, supporting their sociable culture. FS Fairfax's space prioritizes privacy and concentration, including strategically placed private offices, alongside dedicated quiet areas for focused work and confidentiality.

To accommodate these different needs, high-performance acoustic ceilings and acoustic plasterboards, were strategically placed, ensuring optimal sound insulation and a productive environment for both companies.

- Thoughtful Functional Adaptations

The conversion from residential to office use was executed with precision. Spaces like the external patio were re-envisioned as a light-filled conservatory, while interior layouts were optimized to include executive offices, various meeting rooms, and efficient circulation paths.

- User-Centric Well-being

Guided by employee feedback, the design prioritized health and well-being. This is evident in the strategic introduction of planting for visual access to nature, ensuring natural ventilation and light. Additionally diverse spaces like comfortable relaxation zones, external social and meeting areas were created, fostering connection and collaboration.

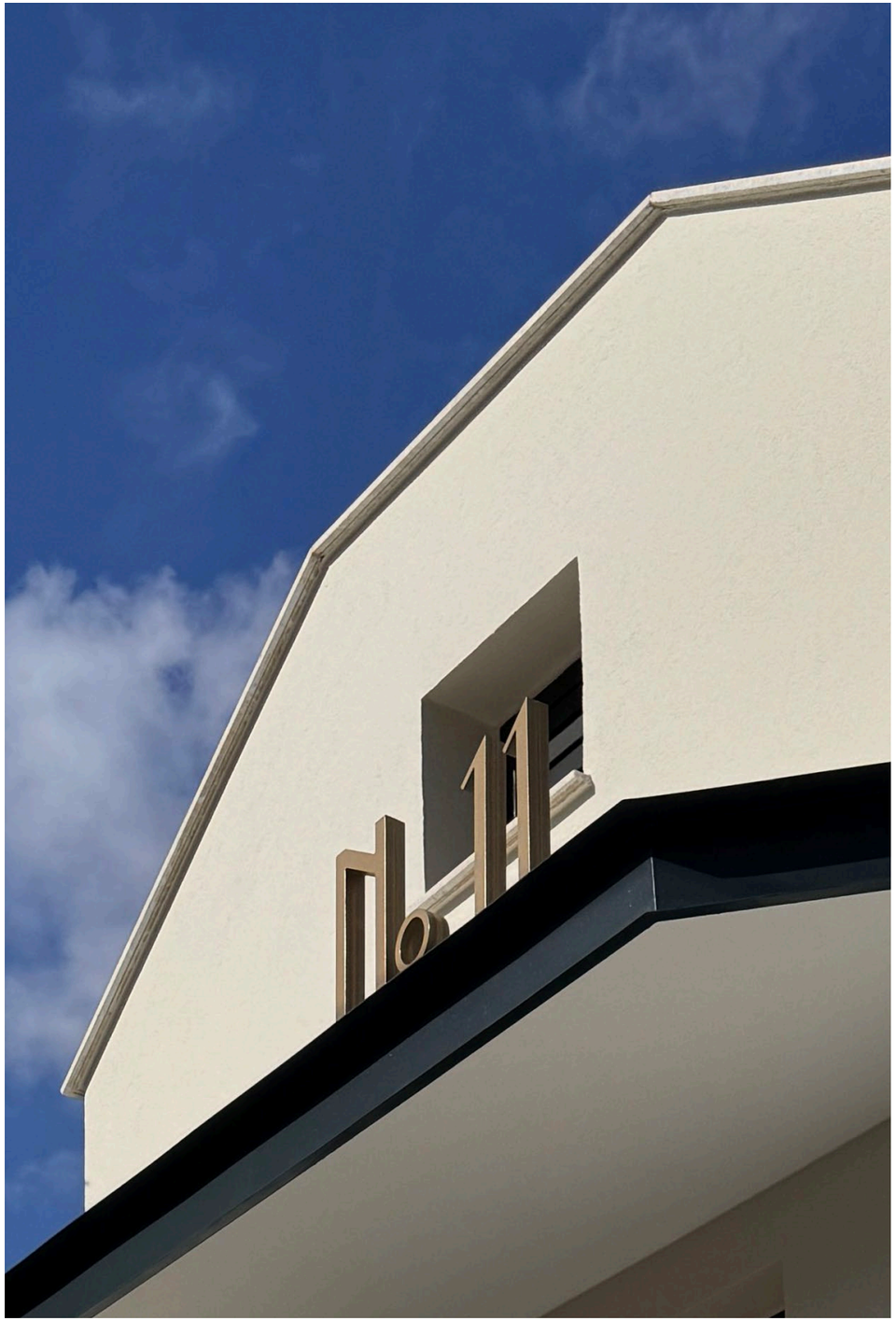
- Bespoke Furniture

Bespoke furniture was designed, including the reception desk, office desks, fixed seating, and kitchen, to perfectly fit the available smaller spaces. This tailored approach maximized space efficiency while the unique character of each piece added a distinctive touch to the environment.

By integrating these elements, honoring the past, embracing the present, and anticipating the future needs of its occupants, the design for No. 11 sets a new standard for boutique office buildings in Cyprus, proving that historic retention and functionality can coexist harmoniously.



VIEW OF THE RETAINED ENTRANCE DOOR



1930s Inspired Entrance Canopy and Lettering



BESPOKE FURNITURE FOR FS FAIRFAX DIRECTOR’S OFFICE



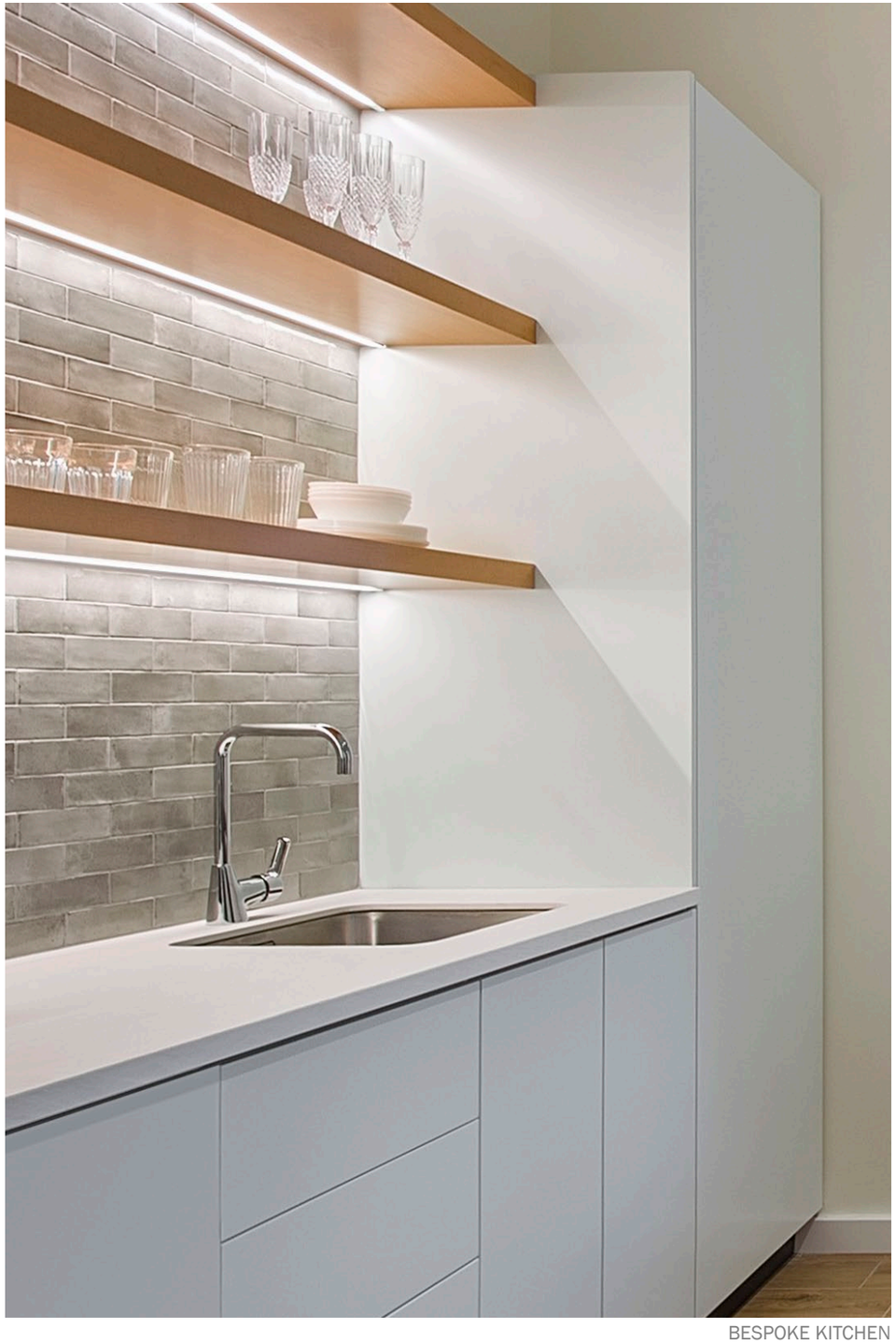
BESPOKE FURNITURE FOR GRS DIRECTOR’S OFFICE



BESPOKE LOCKERS



BESPOKE OFFICE DESKS



BESPOKE KITCHEN



BESPOKE SEATING AREA

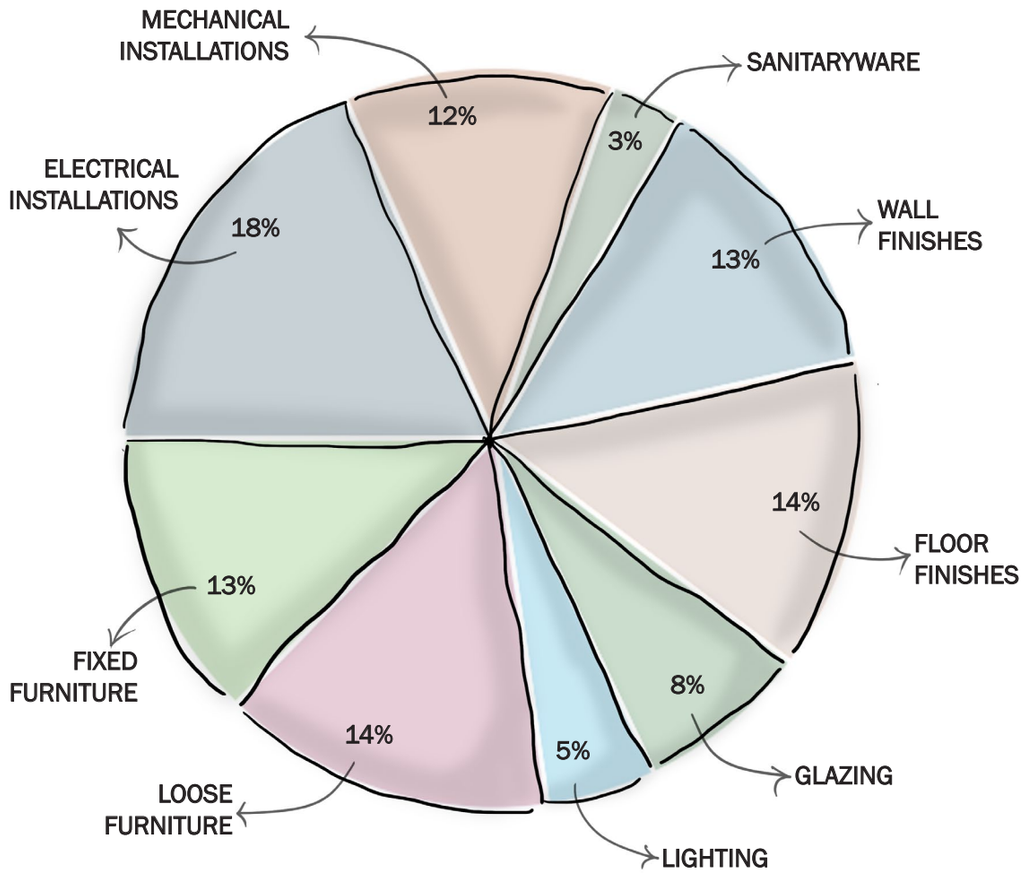
3. BUDGET ALLOCATION

The interior transformation of No. 11 was undertaken with an initial budget of €150,000 (£127,863), a significant allocation for achieving a high-quality outcome by Cyprus standards.

While the project concluded with a total expenditure of €162,857.50 (£138,910.12), slightly exceeding the initial estimate, allowing for substantial resources to be directed towards critical elements such as electrical installations, both fixed and loose furniture, and the finishes for floors and walls.

Ultimately, the strategic management of these funds ensured the successful delivery of a premium environment, demonstrating an effective balance between financial discipline and the pursuit of design excellence.

Wall Finishes	€21,517.75	£18,344.96
Floor Finishes	€22,434.50	£19,126.53
Glazing	€12,413.00	£10,582.70
Lighting	€7,805.00	£6,654.15
Loose Furniture	€23,720.00	£20,222.49
Fixed Furniture	€20,653.00	£17,607.72
Electrical Installations	€30,000.00	£25,576.50
Mechanical Installations	€19,200.00	£16,368.96
Sanitary	€5,114.25	£4,360.15
TOTAL	€162,857.50	£138,844.16



4. MATERIALS - RECEPTION & LIBRARY



4. MATERIALS - OFFICES, MEETING ROOMS & THE HUB



4. MATERIALS - BATHROOM



Novabell Aspen Snow





Black Brassware
& Accessories

Industrial Look
Sink



Infinity Terrazzo White



Ideal Standard Tesi
Thin Seat T350301

4. MATERIALS - KITCHEN & LOCKERS



5. PORTFOLIO OF PHOTOS

At its core, No.11 is a celebration of Art Deco revival, blended with the sensibilities of a modern workplace and the warmth of integrated hospitality.

From the outset, our vision for this project was clear, to create an interior that feels effortlessly refined, deeply functional and quietly confident. The result is a space that respects its history, speaks softly, yet leaves a lasting impression. Every detail was considered, every material intentional. We worked closely with a dedicated team to bring clarity and calm to a previously fragmented layout, allowing light, texture and flow to take centre stage.

The success of No.11 lies not in grandeur, but in its ability to feel immediately right, as though it was always meant to be this way. This project reflects the best of what we stand for as a practice: thoughtful design, rigorous process and a deep respect for how people live and work within space. We are proud to see No.11 fully embraced by its occupants and hope it continues to inspire quiet excellence in interior architecture.

- Mike Sirivianos, Principal Director MOIRE



EXTERIOR VIEW OF THE MAIN ENTRANCE DOOR



EXTERIOR VIEW OF THE MAIN ENTRANCE



INTERIOR VIEW OF RECEPETION & THE HUB

INTERIOR VIEW OF THE RECEPETION, SHARED CORRIDOR & MEETING ROOM

The transformation of our new office No 11, a beautifully renovated 1930s house in Limassol, Cyprus, has had a profoundly positive impact on both of our companies and our employees.

Blending timeless architectural charm with modern functionality, the space has fostered a more inspiring and collaborative work environment. The natural light, high ceilings, and thoughtfully preserved historical elements have created a warm, welcoming atmosphere that boosts employee morale and creativity. Indeed, the office has become a talking point for clients and candidates that visit the office especially in view of its family history and their connection with Limassol.

For our teams, the shift from a conventional office to this unique setting has enhanced productivity, encouraged cross-company synergy, and improved overall well-being. It is more than just a workplace, it is a space that reflects our values, culture, and vision for the future.

- Steve Slocombe, Founder GRS Recruitment

RECEPTION CLOSE UP





INTERIOR VIEW OF THE HUB



INTERIOR VIEW OF A SHARED MEETING ROOM

INTERIOR VIEW OF THE
SHARED LOCKERS & KITCHEN'S FIXED SEATING



INTERIOR VIEW OF THE
KITCHEN & FIXED SEATING



INTERIOR VIEW OF THE BATHROOM



INTERIOR VIEW OF THE CONSERVATORY



INTERIOR VIEW OF THE CONSERVATORY & OFFICES



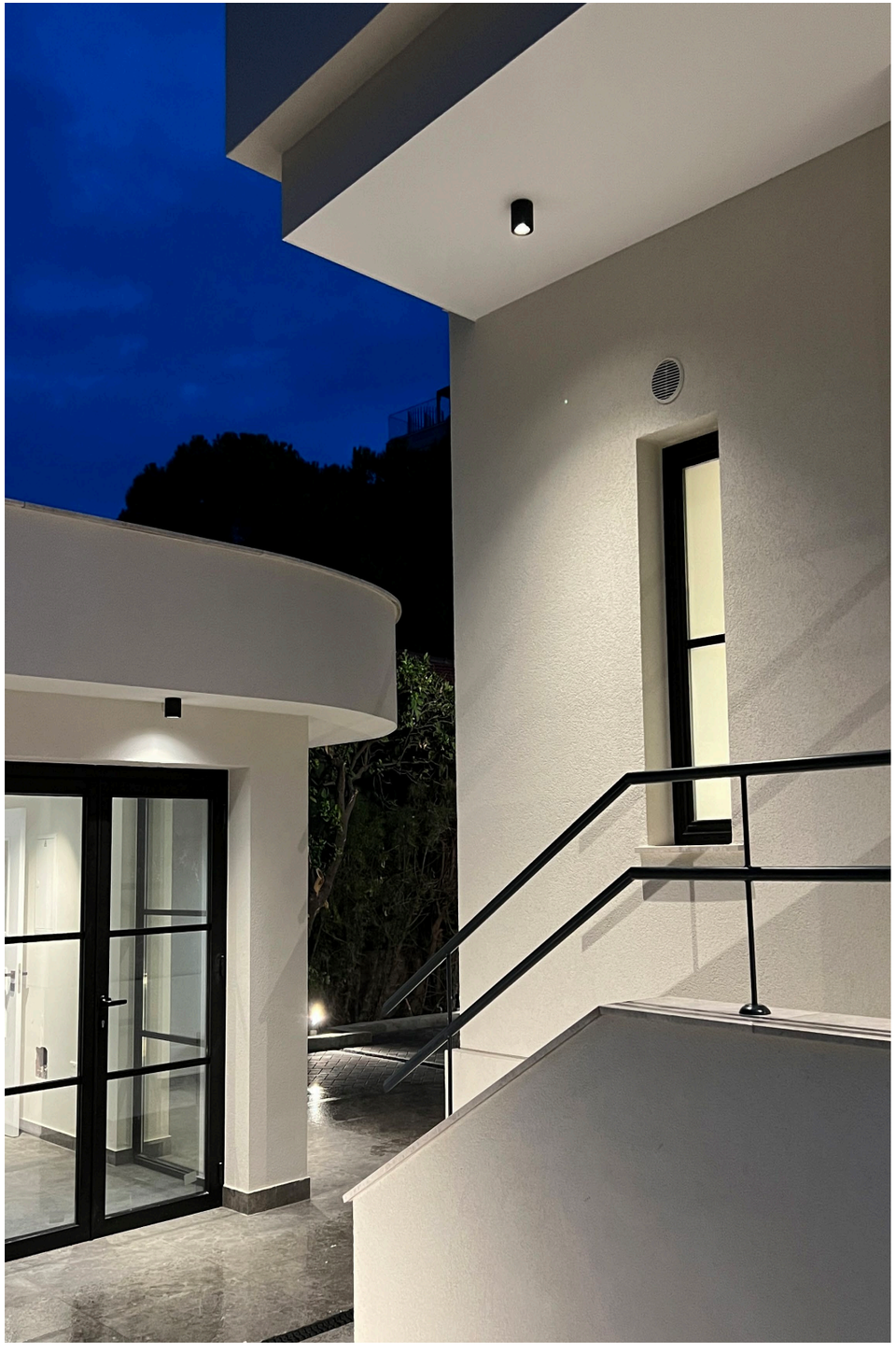
INTERIOR VIEW OF THE CONSERVATORY

EXTERIOR VIEW OF THE CONSERVATORY

EXTERIOR VIEW OF THE MAIN ENTRANCE



EXTERIOR VIEW OF THE GARDEN MEETING ROOM





EXTERIOR VIEW OF THE MAIN ENTRANCE

ACKNOWLEDGMENTS & COLLABORATORS

1. CLIENT
FS FAIRFAX
GRS Recruitment

2. MOIRE TEAM - Architecture, Interiors & Procurement
Mike Sirivianos
Karl Sessions
Loucas Leonidou

3. CONSULTANTS
Main Contractor: Ugarit Constructions LTD
Structural Engineer: Theofilos Necolaides
Mechanical Engineers: RETECH Consulting Engineers
Electrical Engineers: Charalambides Consulting Engineers

4. PHOTOGRAPHY
Dinah Kaprou Photography

NO.11

MOIRE Architects LLC
5A Mykinon Street 2334,
Archangelos Nicosia

T: +357 22730745
E: info@moire.com.cy
W: www.moire.com.cy

MOIRE

ARCHITECTURE & DESIGN

www.moire.com.cy