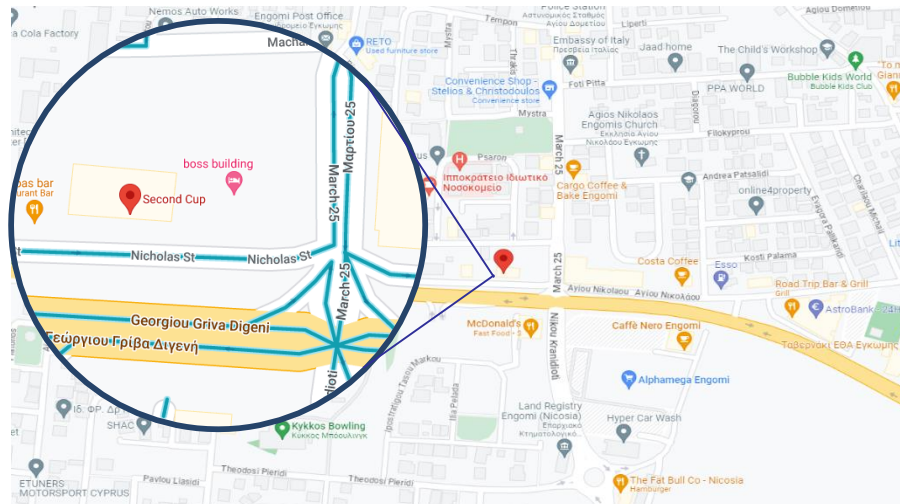




## Luxurious Office Building - Attractive yield-driven Investment Opportunity

- ▶ Luxurious Office Building located on Ayiou Nicolaou Street in Engomi Nicosia.
- ▶ Excellent location in proximity to the University and public services.
- ▶ Recently renovated to high-quality specifications.

## Prime Location



- ▶ Prime location in Engomi Commercial area with great exposure to high-traffic routes
- ▶ Located on Ayiou Nicolaou Street on its southern boundary, a service road running along to Griva Digeni Avenue and Machaira Street on its Northern boundary
- ▶ In proximity to the Cyprus University campus and other Private Universities

## Reliable tenants

- ▶ Tenancy agreements with annual rental income euro 216K/annum
- ▶ Ground floor tenancy to 2030
- ▶ 1st floor tenancy to 2027 private surgery practice
- ▶ 2nd floor tenancy since 2020, renewed annually with a telecommunications company

## Modern office facilities

- ▶ Free-standing Commercial building with a total covered area of 3.000m<sup>2</sup> plus development potential for an additional 500m<sup>2</sup>
- ▶ **3-storey building plus basement** set on a plot of 1.566m<sup>2</sup>.



- ▶ **Basement/Parking:** Tolar area of 1.280m<sup>2</sup> which includes 30 parking spaces, storage areas, and mechanical and electrical rooms
- ▶ **Ground floor:** Total gross area of 510m<sup>2</sup> which is rented on a long-term basis to a cafeteria franchise. Rare parking area of 17 parking spaces of which 3 are for the disabled. Substantial terraced areas surrounding the level of approx. 550m<sup>2</sup>
- ▶ **Mezzanine:** Total gross area 225m<sup>2</sup> connected to the ground floor cafeteria, which has toilets and offices
- ▶ **1<sup>st</sup> Floor:** Total gross area of 510m<sup>2</sup> office, renovated in October 2022 with internal partitions, modern materials and facilities to serve as a surgeon's private practice
- ▶ **2<sup>nd</sup> Floor:** Total gross area of 510m<sup>2</sup> office, renovated in 2020 for the needs of a telecommunication company, the office includes 2 sets of toilets and a kitchenette.
- ▶ **Basement/Parking:** Tolar area of 1.280m<sup>2</sup> which includes 30 parking spaces, storage areas, and mechanical and electrical rooms
- ▶ **Future development:** A planning permit has been granted securing the unutilized building density for one additional floor of approx. 500m<sup>2</sup> of office space
- ▶ **Office facilities:**
  - ▶ Airconditioning, heating, and cooling throughout and space ventilation on the Ground, 1<sup>st</sup> and 2nd-floor offices
  - ▶ Fire alarm system on all levels.
  - ▶ Electrical remote-controlled access to rear ground floor parking

Address: 59, Ayiou Nicolaou Street, Nicosia, Cyprus

ENDAR PROPERTIES LTD Asking price €4,7 million