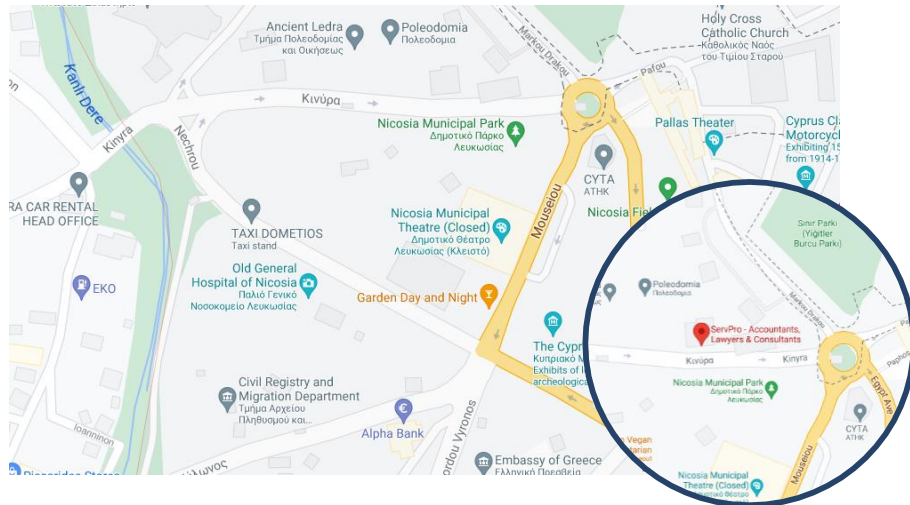




Modern Office Building – in close proximity to Nicosia center

- ▶ **Luxurious Office Building located at 1, Kinyra street, Ayios Andreas, Nicosia.**
- ▶ **Excellent location in close proximity to the Supreme Court, the District Court, Town Planning and the House of Representatives.**
- ▶ **Prime location with direct access to the city center, Strovolos, and Engomi commercial centers.**
- ▶ **Separate title deeds for each individual office.**

Prime Location



- ▶ Prime location on Nicosia's city center, facing the municipal gardens
- ▶ Close to the Supreme Court, Town Planning department, Civil Registry & migration department, House of Representatives, Nicosia Municipal Theater and many more
- ▶ Surrounded by commercial buildings, offices, and showrooms
- ▶ Address: 1, Kinyra street, Ayios Andreas, Nicosia, Cyprus

Reliable tenants

- ▶ Tenancy agreements with reliable tenants with current occupancy 72%.



State-of-the-art facilities

- ▶ **7-storey building situated in the city center.** The building comprises seven floors of offices plus a basement.
- ▶ **Ground floor:** Open plan office space of total area 365m² plus basement 75m² of auxiliary facilities
- ▶ **1st Floor:** Two offices of 135m² plus 32m² balcony and 152m² plus 60m² balcony.
- ▶ **2nd Floor:** Two offices of 135m² **SOLD** and 152m² Available.
- ▶ **3rd Floor:** One office of 223m² plus 63m² balcony.
- ▶ **4th Floor: SOLD.**
- ▶ **5th Floor: SOLD**
- ▶ **6th Floor:** Two offices of 100m² and 130m².
- ▶ **Office specifications**
- ▶ 2 x W.C'S per office, Kitchenette, raised floor, false ceiling, inverter type VRV climate control systems, water storage tank
- ▶ **Three phase power supply of adequate load capacity per office.**
- ▶ **Common area facilities:**
 - ▶ Fire alarm system on all levels.
 - ▶ Electrical remote-controlled barriers for access to basement parking.
 - ▶ Basement/Parking: 7 covered parking spaces plus one disabled parking.
 - ▶ Burglar alarm
 - ▶ Code access system for main and secondary entrance doors.
 - ▶ Video phone to the main entrance.
 - ▶ KONE lift in stainless steel finish, up to 10 persons, including alarm and emergency call-out phone.
 - ▶ Fresh water storage tanks with a pressurized system supplying individual office water storage tank.

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