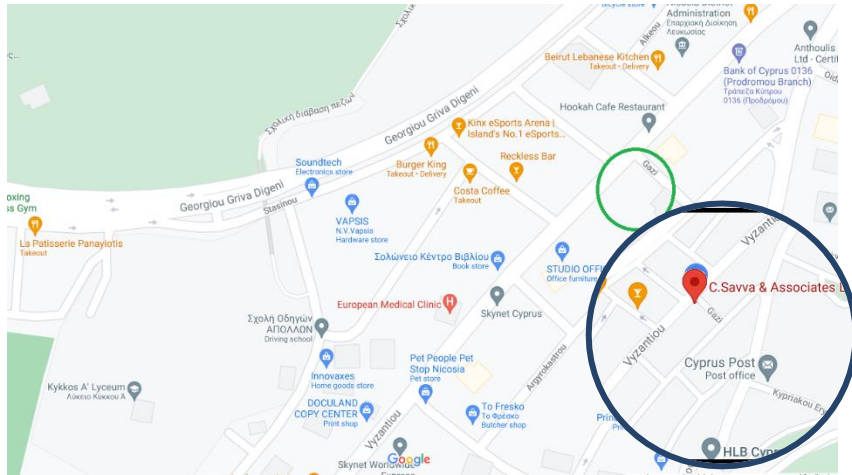


Luxurious Office Building - Attractive yield driven Investment Opportunity

- ▶ Luxurious Office Building located on Vyzantiou street in Strovolos Nicosia.
- ▶ Excellent location in close proximity to the University and public services.
- ▶ Recently renovated to high quality specifications.

Prime Location



- ▶ Prime location on Nicosia's city centre, and the surrounding areas
- ▶ Close to the Nicosia District Administration, the European University, the Metochi of Kykkos, and many other amenities, restaurants and coffee shops
- ▶ Surrounded by commercial buildings, offices, and showrooms
- ▶ Address: 15 Vyzantiou, Strovolos, Nicosia, Cyprus

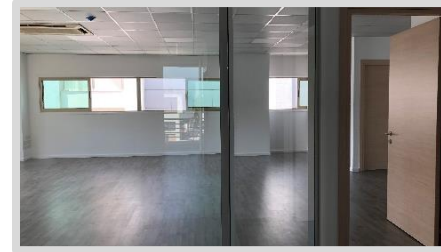
Reliable tenant

- ▶ Tenancy agreement with annual rental income euro 77.880K/annum, in place since September 2020, option +2 years with 4% rent increase

Up to date office facilities

- ▶ Free standing office building with a total covered area of 1008m²
- ▶ **2-storey building plus basement** set on a plot of 490m². The building comprises of a basement with storerooms and parking, ground floor, mezzanine, and first floor

State-of-the-art facilities



- ▶ **Ground floor:** Lobby area, open plan office space, 1 conference / 1 meeting room, directors office, toilets and disabled W.C areas of total area of 240m² and 2 parking spaces in the rear.
- ▶ **Mezzanine:** Filing/archive room, guest toilets and kitchenette with cafeteria, and server room of total area 154m².
- ▶ **1st Floor:** Total gross area of 240m² divided into manager offices, open plan offices, 2 sets of toilets and kitchenette.
- ▶ **Basement/Parking:** 13 parking spaces, storage areas, mechanical room of total gross area of 374m². **A total of 15 parking spaces.**
- ▶ **Future development:** A planning permit has been granted securing the unutilized building density for two additional floors of approximately 439m² covered area.
- ▶ **Networking and communication system:** Incorporating a server room and CAT6 structured cabling throughout the building.
- ▶ **Office facilities:**
 - ▶ Airconditioning, heating and cooling throughout and space ventilation on ground floor and mezzanine.
 - ▶ Fire alarm system on all levels.
 - ▶ Electrical remote-controlled access to basement parking.

Wesfree Company Ltd Asking price €1,5 million