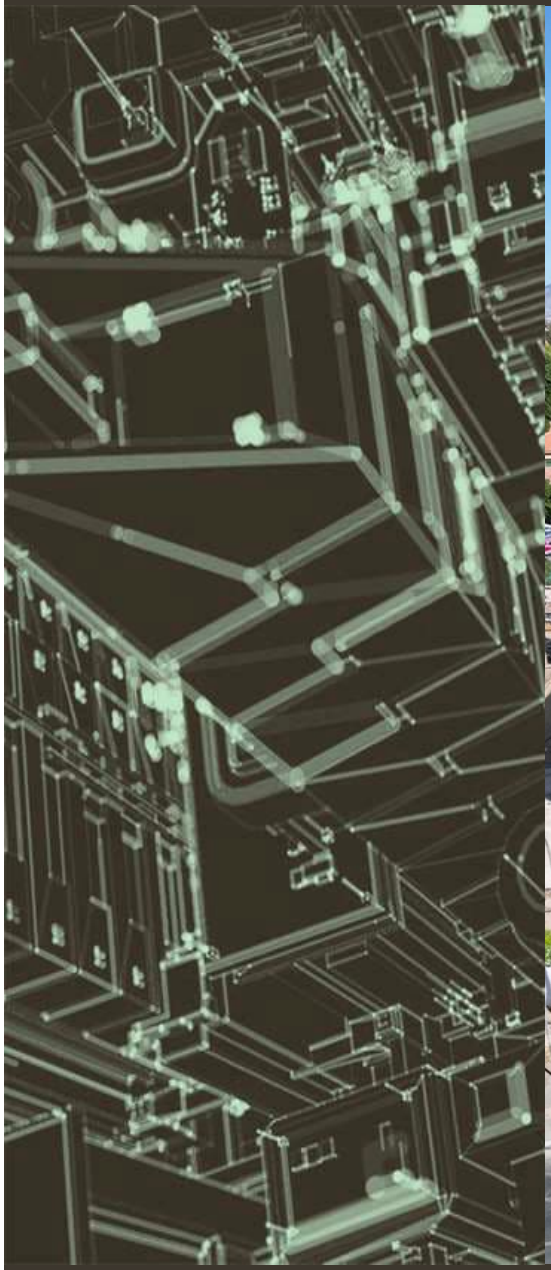
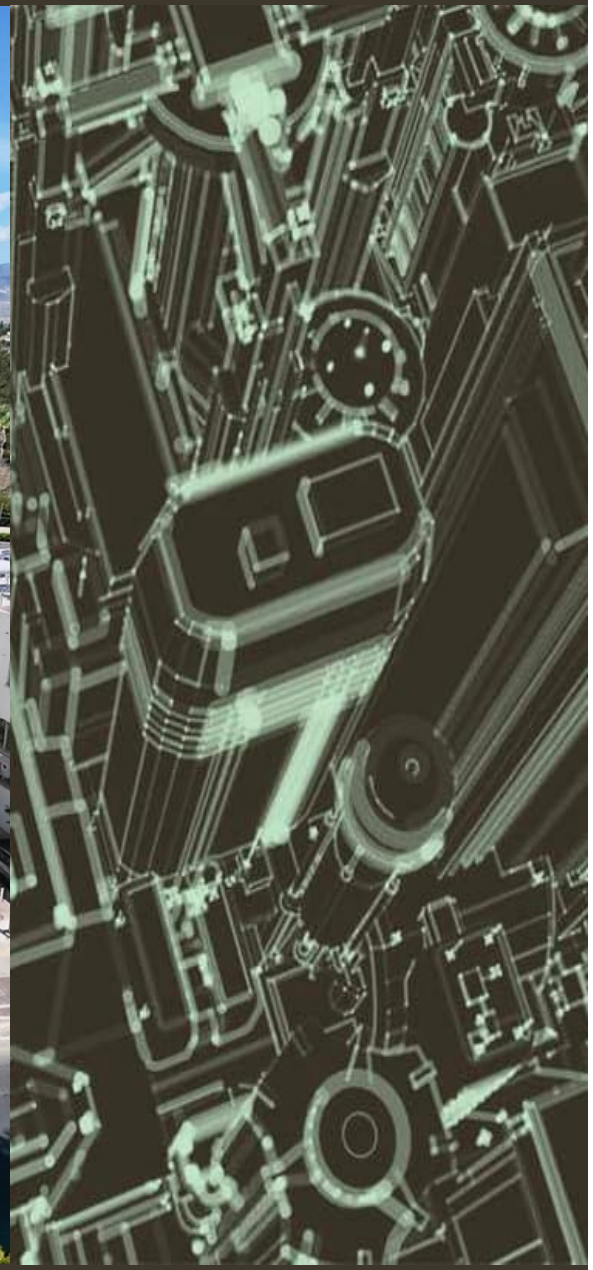
Kinyras Tower, 1 Kinyras street, Ayios Andreas, 1102 - Nicosia







Office Availability 2026

- Ground floor Offices

  For sale in shell finish, including raised floor, false ceiling, and VRV AC system.
  Office 1 approximately 188m² of covered area on the ground floor and 1 parking space. Office 2 approx. 252m² of covered area, basement area and 2 parking spaces.
- 1st Floor Office

  For sale completed with all finishes and services in open-plan layout of 152m², and a balcony of 60 m². Gross rental return approximately seven percent.
- 3rd Floor Office

  For sale completed with all finishes and services, mixed type layout with 4 private offices and open-plan areas of 223 m², balcony extending over 63 m², and one parking space.
  Gross rental return approximately five-point five percent.

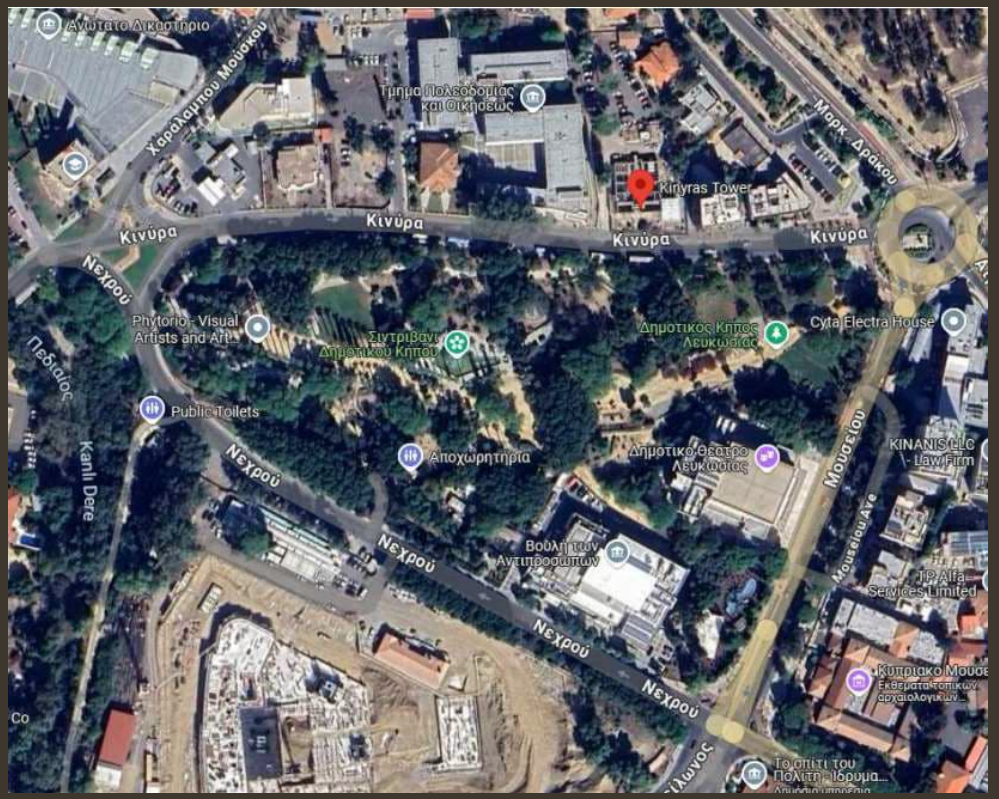
Exterior Views







Location


Ανώτατο Δικαστήριο
Χαραλάμπου Μούσκου
Τμήμα Πολεοδομίας και Οικήσεως
Κινύρα
Κινύρα
Κινύρα
Κινύρα
Μακρ. Δράκου
Kinyras Tower
Νεχρού
Phytorio - Visual Artists and Art
Σιντριβάνι Δημοτικού Κήπου
Δημοτικός Κήπος Λευκωσίας
Cyta Electra House
Πεδιαίος
Public Toilets
Kanli Dere
Αποχωρητήρια
Δημοτικό Θέατρο Λευκωσίας
Μουσείου
KINANIS LLC - Law Firm
Νεχρού
Βουλή των Αντιπροσώπων
Mouseiou Ave
J.P. Alfa Services Limited
Νεχρού
Νεχρού
Κυπριακό Μουσ
Εκθέματα τοπικών αρχαιολογικών...
Το σπίτι του Πολίτη - Ίδρυμα...

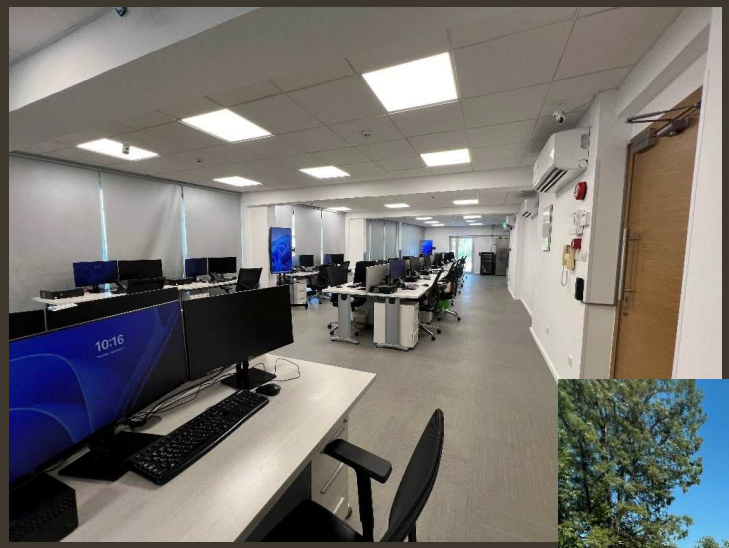
Ground Floor Offices

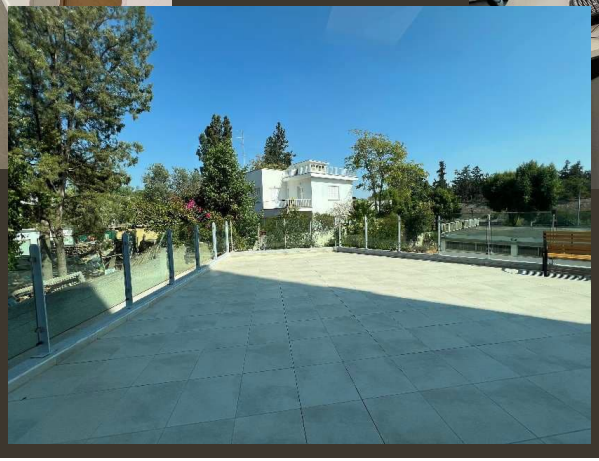


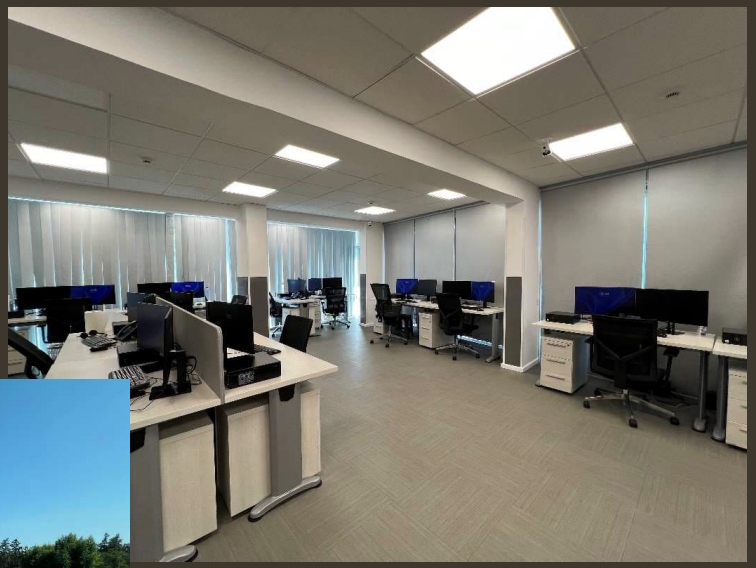




1st Floor Office

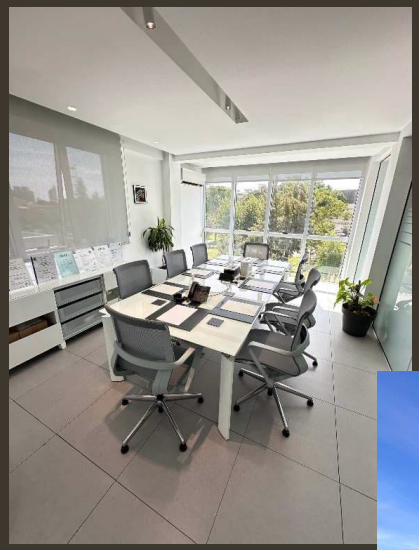




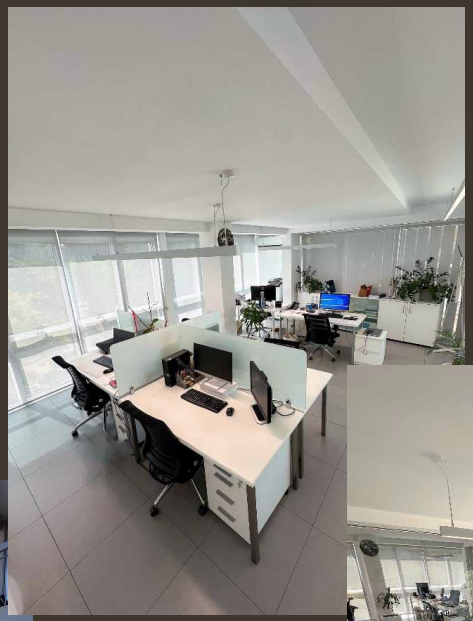


3rd Floor Office











Price List and Availability

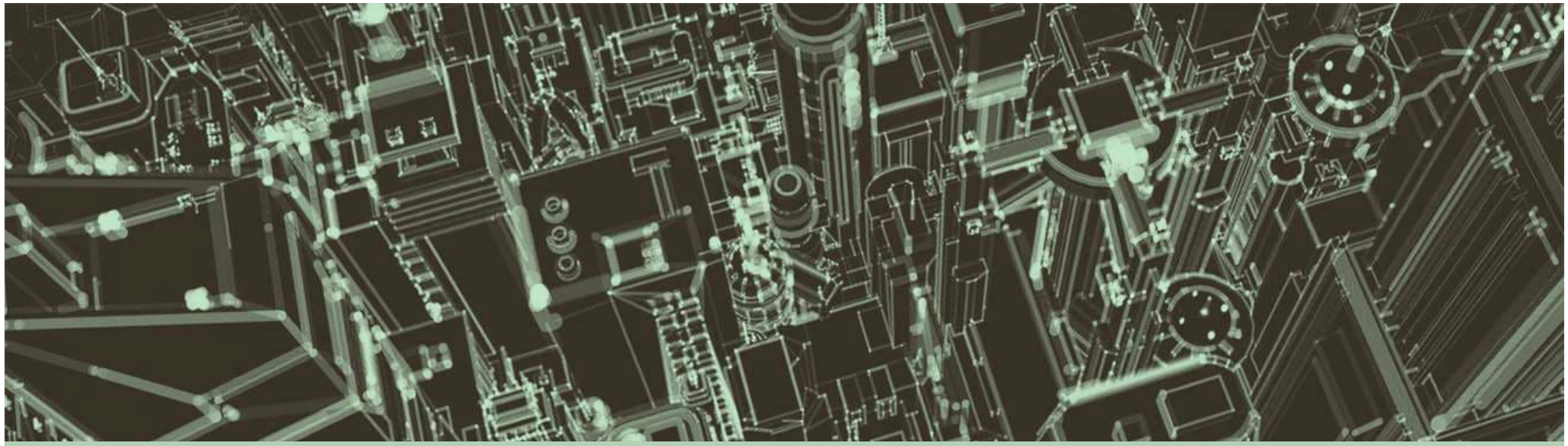
PEKIRO PROPERTIES LTD

1, Kinyras street, Ayios Andreas Nicosia

Kinyras Tower Pricelist

Level	Description	Basement	Covered Areas (m²)	Common Covered Area (m²)	Total Covered Area	Uncovered Balcony (m²)	Price in EUR	Rental Revenue	Yield
	EAC Sub s/tion		25	1.4	26.4				
Ground Floor	office 1		156	32.1	188.1	22	€498,800	Vacant	
Ground Floor	office 2	75	209	43.0	252.0	22	€598,800	Vacant	
1	office 1		152	31.1	183.1	60	€425,800	31,368	7.37%
1	office 2		135	29.3	164.3	32	-	SOLD	
2	office 1		152	27.2	179.2	0	-	SOLD	
2	office 2		135	26.0	161.0	0	-	SOLD	
3	office 1		223	44.9	267.9	63	€694,000	37,500	5.40%
4	office 1		113	21.8	134.8	0	-	SOLD	
4	office 2		113	21.8	134.8	0	-		
5	office 1		120	23.2	143.2	0	-	SOLD	
5	office 2		113	21.8	134.8	0	-		
6	office 1		100	19.3	119.3	0	-	SOLD	
6	office 2		130	25.0	155.0	0	-		

Note: The ground floor offices may be sold as a single, unified space.



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