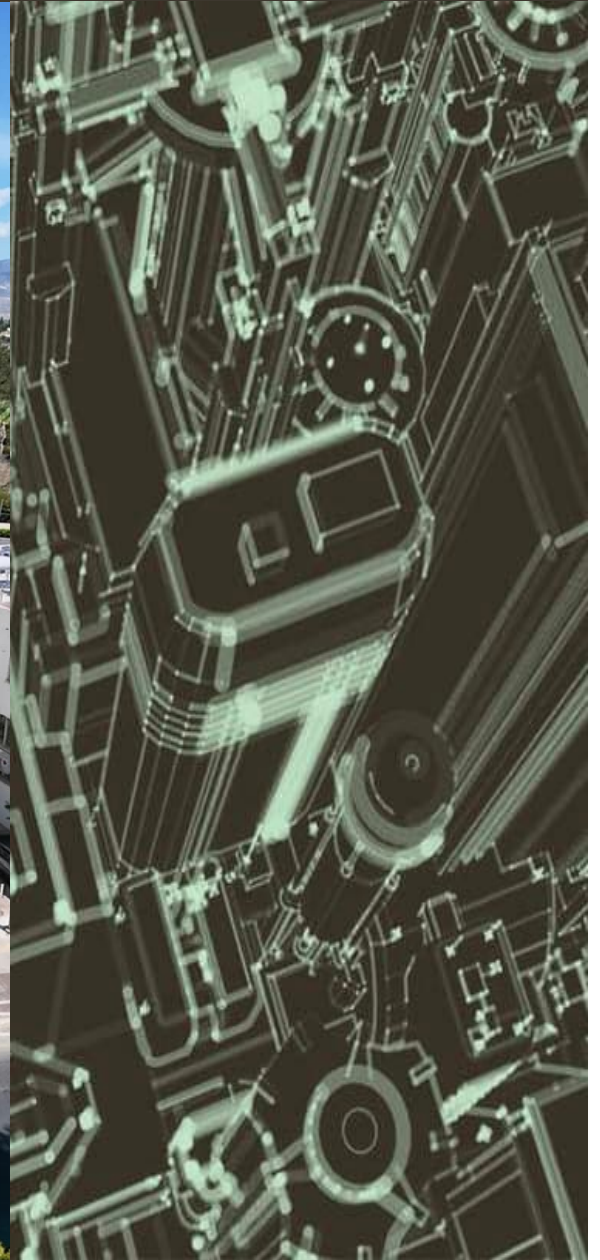
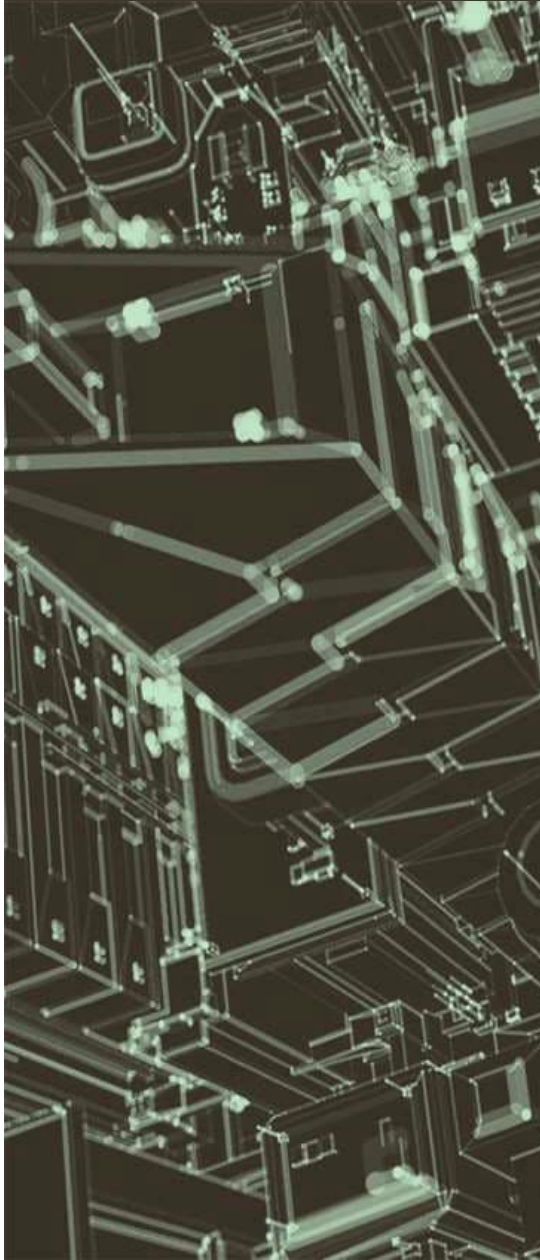


Kinyras Tower, 1 Kinyras street, Ayios Andreas, 1102 - Nicosia



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.

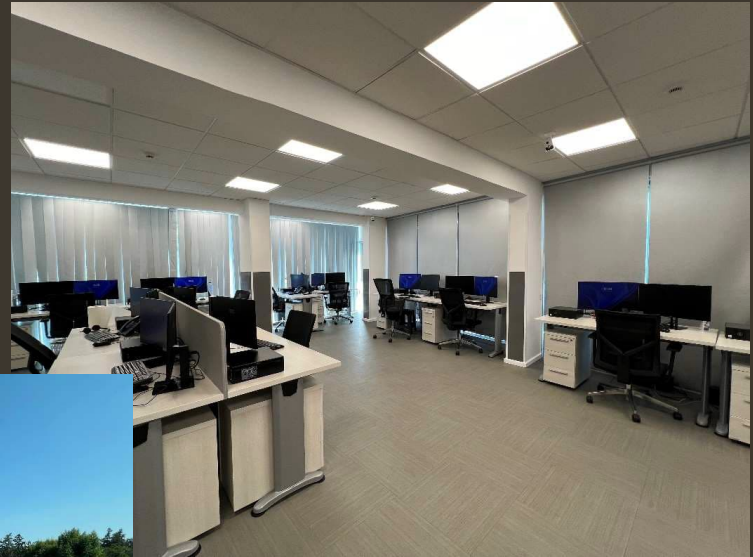
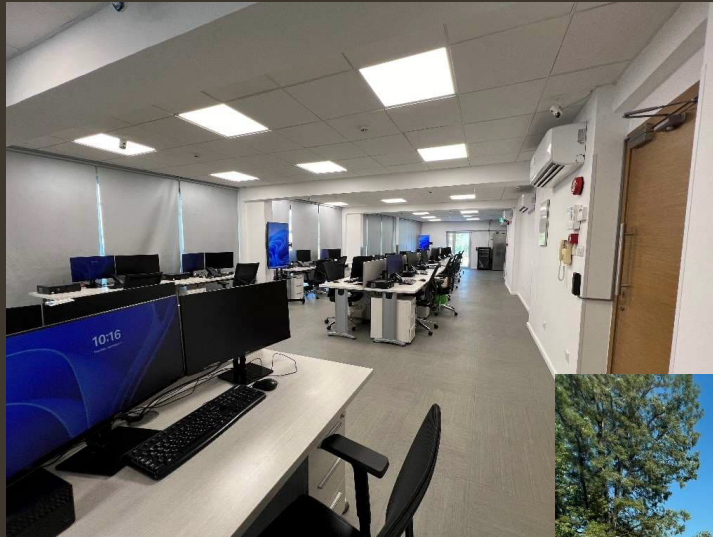
Exterior Views



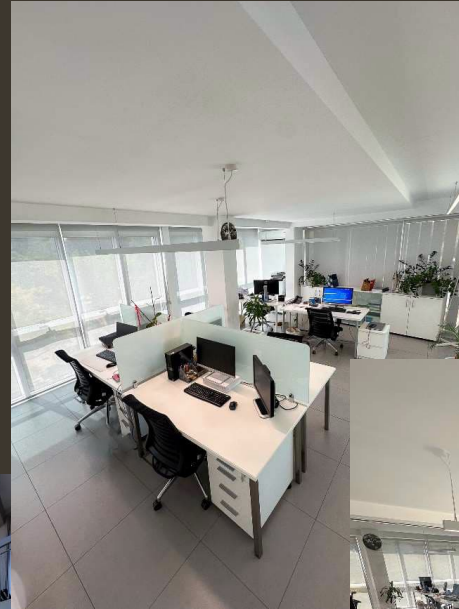
Ground Floor Offices



1st Floor Office



3rd Floor Office



Price List and Availability

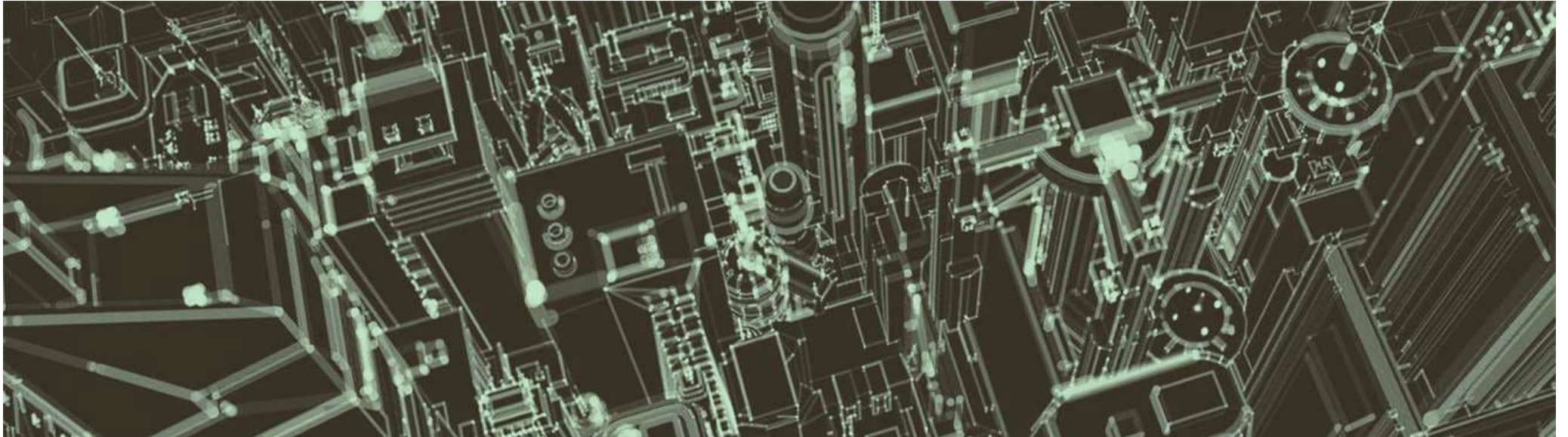
PEKIRO PROPERTIES LTD

1, Kinyras street, Ayios Andreas Nicosia

Kinyras Tower Pricelist

	Level	Description	Basement	Covered Areas (m ²)	Common Covered Area (m ²)	Total Covered Area	Uncovered Balcony (m ²)	Price in EUR	Rental Revenue	Yield	Comments
		EAC Sub s/tion		25	1.4	26.4					
	Ground Floor	office 1		156	32.1	188.1	22	€498,800	Vacant		Available
	Ground Floor	office 2	75	209	43.0	252.0	22	€598,800	Vacant		Available
	1	office 1		152	31.1	183.1	60	€425,800	29,880	7.02%	Available
	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	36,600	5.27%	Available
	4	office 1		113	21.8	134.8	0	SOLD			
	4	office 2		113	21.8	134.8	0	SOLD			
	5	office 1		120	23.2	143.2	0	SOLD			
	5	office 2		113	21.8	134.8	0	SOLD			
	6	office 1		100	19.3	119.3	0	SOLD			
	6	office 2		130	25.0	155.0	0	SOLD			

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



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