



:point, Nicosia, Cyprus



- One of the Top 3 developers in Cyprus in the premium real estate segment
- More than 300 employees in 4 countries
- Projects: Cyprus, Greece, Canada, Portugal
- Full scope of real estate services from project development to property management





- 145 projects – in portfolio
- 2.27 mil. m² – land bank
- 900.000 m² – sellable area
- €3.2 bln – total sales value of all developments



● ● point

The modern 7-story building offers excellent business opportunities right in the heart of the city.

Each floor of the building features a single office unit, providing convenience and privacy for business operations, and three levels of underground parking, offering ample space for parking for both employees and visitors.

The ground floor hosts a cozy café, creating a pleasant atmosphere for coffee breaks or business meetings.





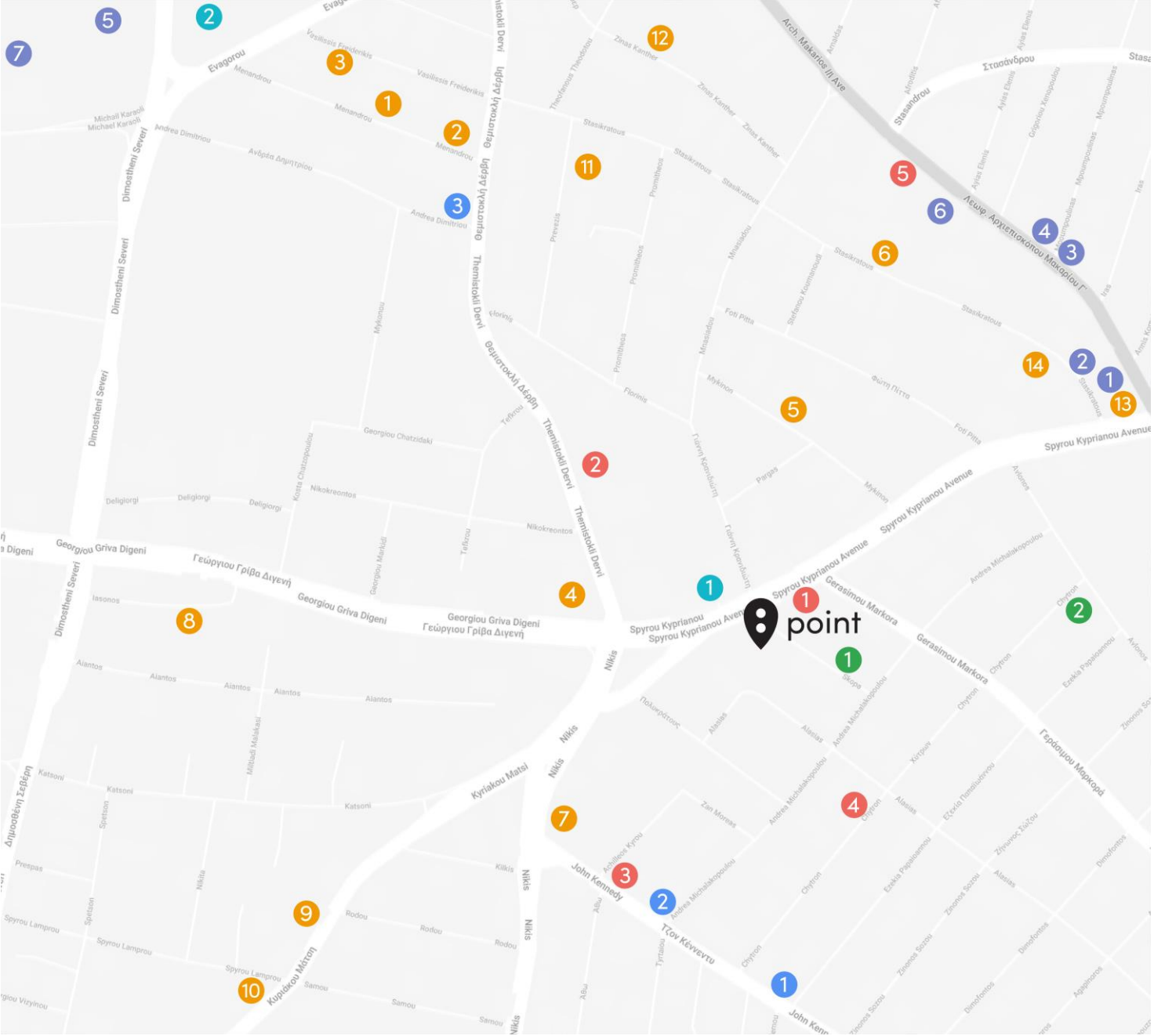
Nicosia



- Enticing dynamic city and a thriving business hub
- Administrative, political and financial capital of Cyprus
- Strategic central location
- International community
- Wide range of restaurants, cafes & 5* hotels
- Vibrant cultural events and festivals
- Private schools and universities providing high-standard education
- Historical architectural landmarks and cultural sites

● point location





point - location



Situated in the heart of Nicosia, on a bustling street, in close proximity to all essential business and leisure facilities:

Restaurants & cafe

1. Pyxida Fish Tavern
2. Wagamama
3. New Division
4. Starbucks
5. Moondog's Bar & Grill
6. Pralina Experience
7. Jk One Resto Bar
8. Babylon Bar
9. Tous Restaurant
10. Vino Cultura
11. Tocayo
12. Paul Zenas Kanther
13. Forty Two Bar
14. Blanc Cocktail Bar

Banks & financials

1. The Cyprus Development Bank Public Co Ltd
2. cdb bank
3. Eurobank Cyprus
4. Bank of Cyprus
5. Ministry of Finance
6. Citizens' Service Center
7. European Commission in Cyprus

Groceries

1. Plus Supermarket
2. Pop Life
3. 24-hour mini supermarket

Medical centre & pharmacies

1. Ktenas Pharmacy
2. Gelly Soteriou Pharmacy
3. Mouskides Dimo
4. Platonas Medical Center
5. Antonis Patatas Pharmacy

Gym

1. Oxygen Gym
2. Tcycle

Event Venue

1. La Salle Venue
2. Theatre of Cyprus

● ● point – description

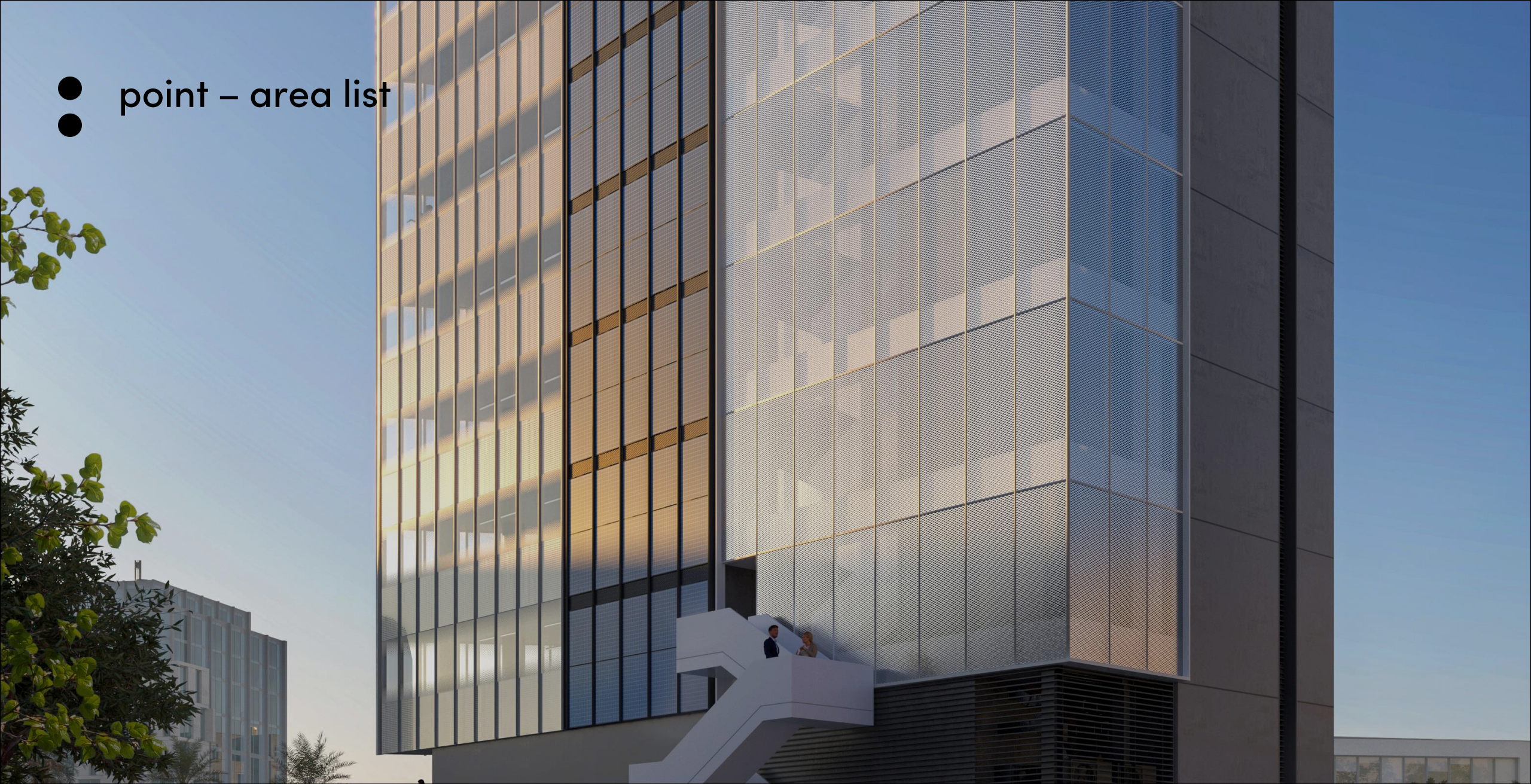


● ● point

- 7-story building
- 7 office spaces & 1 shop
- 20 parking slots
- GBA 4,424 m²
- Sellable Area 2,114 m²
- Net Plot Area: 610m²



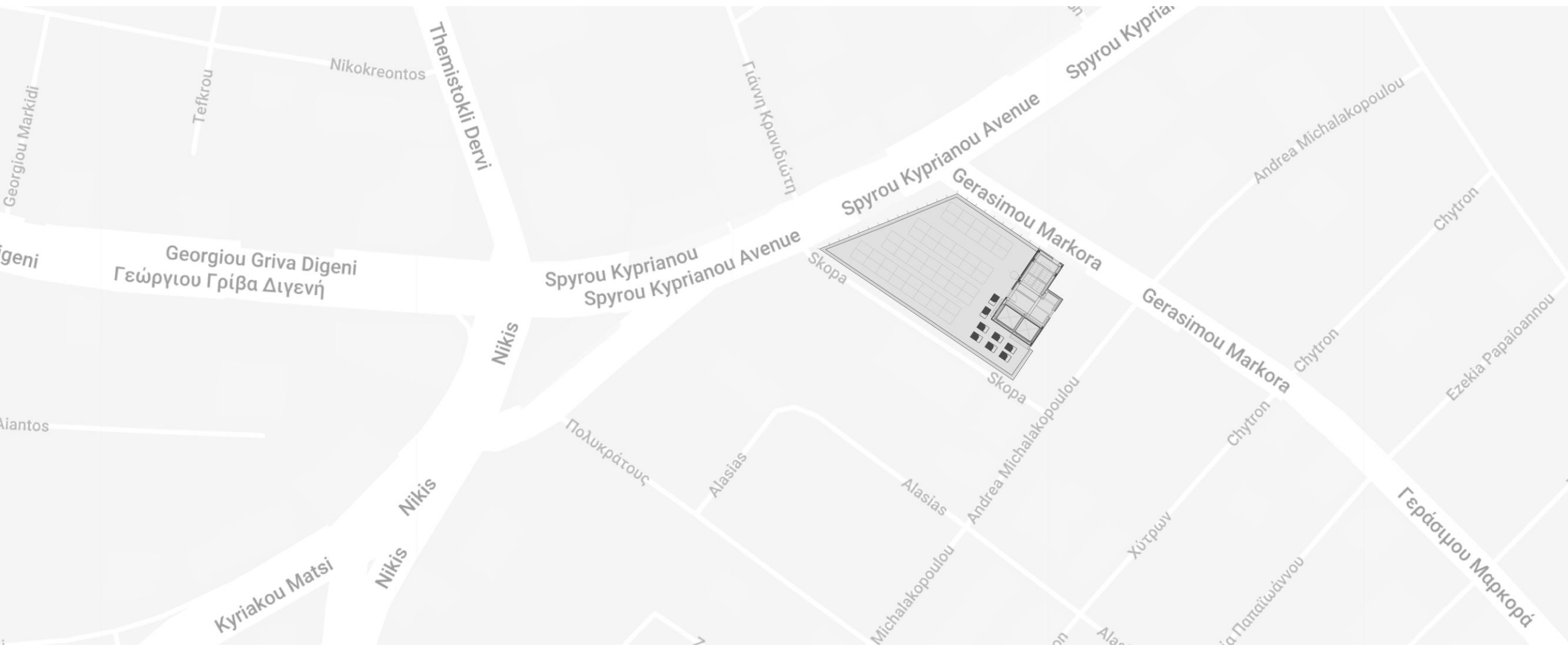
● point – area list



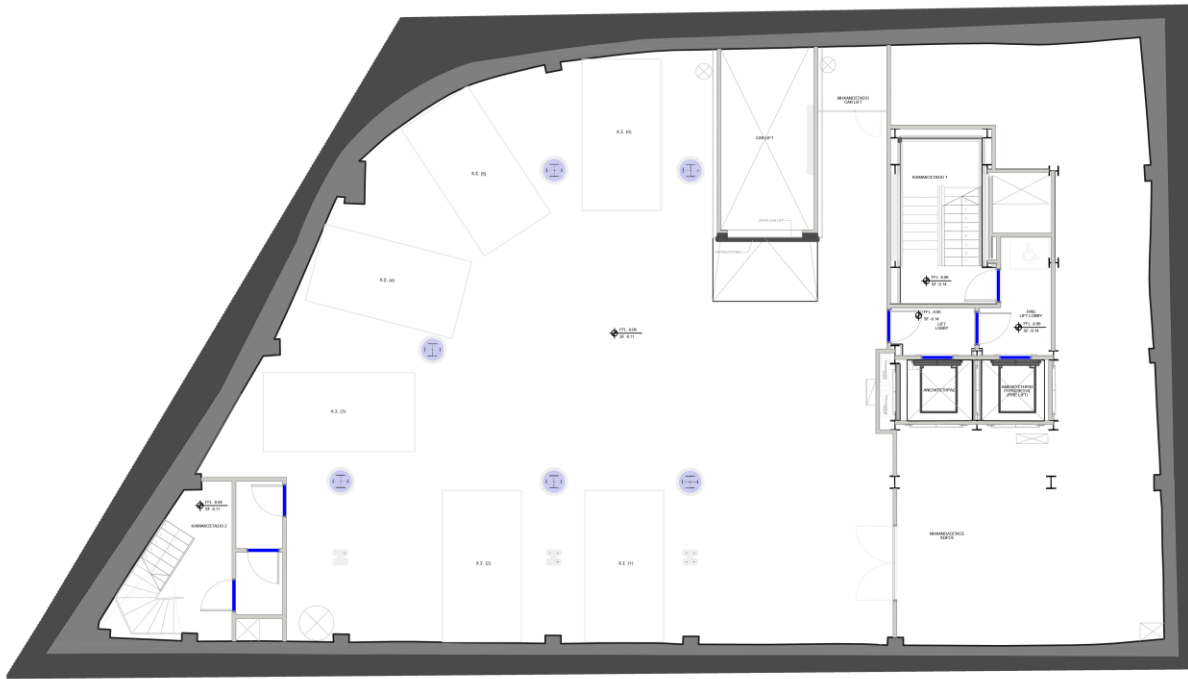


floor	unit	property type	park spaces	area (m ²)					
				private Interior	covered veranda	sellable auxiliary			sellable area
						floor	common indoor	covered veranda	
B3	P3	Parking	6						
B2	P2	Parking	8						
B1	P1	Parking	6						
GF	A001	Coffee Shop		229.00	36.85	Mezanine	134.43	41.80	307.65
1st	O1	Office		194.12	16.67			30.87	241.66
2nd	O2	Office		194.25	14.13			29.96	238.34
3rd	O3	Office		194.25	14.13			29.96	238.34
4th	O4	Office		194.25	14.13			29.96	238.34
5th	O5	Office		194.25	14.13			29.96	238.34
6th	O6	Office		194.25	14.13			29.96	238.34
7th	O7	Office		194.25	14.13			29.96	238.34
total			20	1,588.62	138.30			252.43	1,979.35

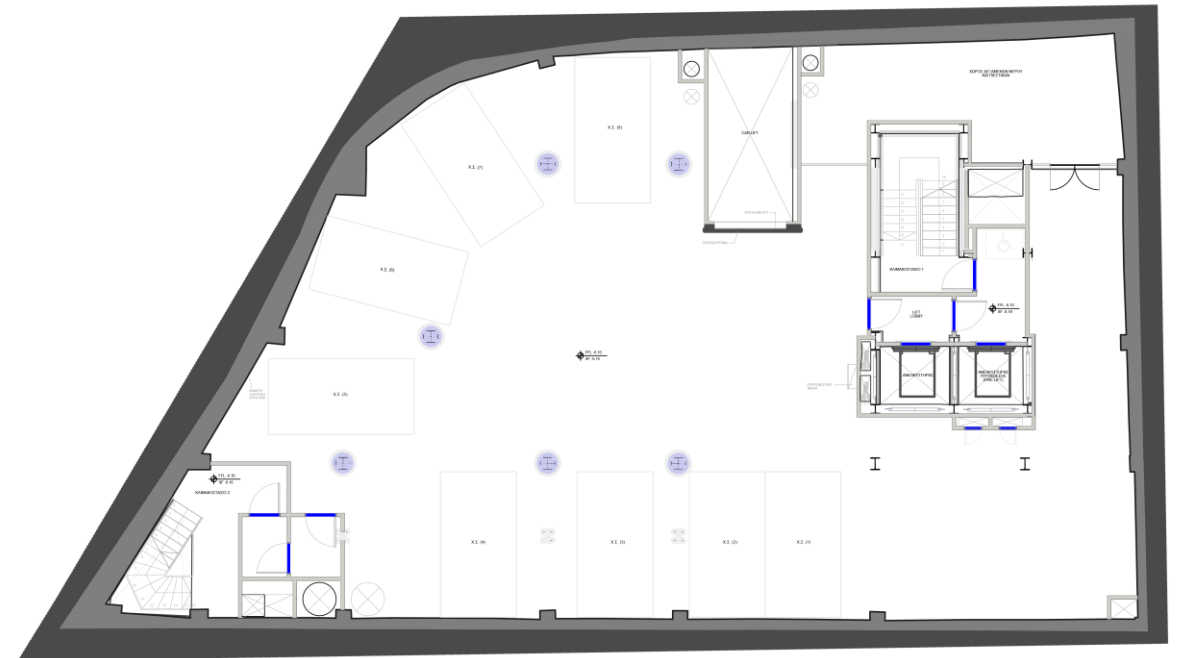
● ● point – masterplan



● ● point – floor plan

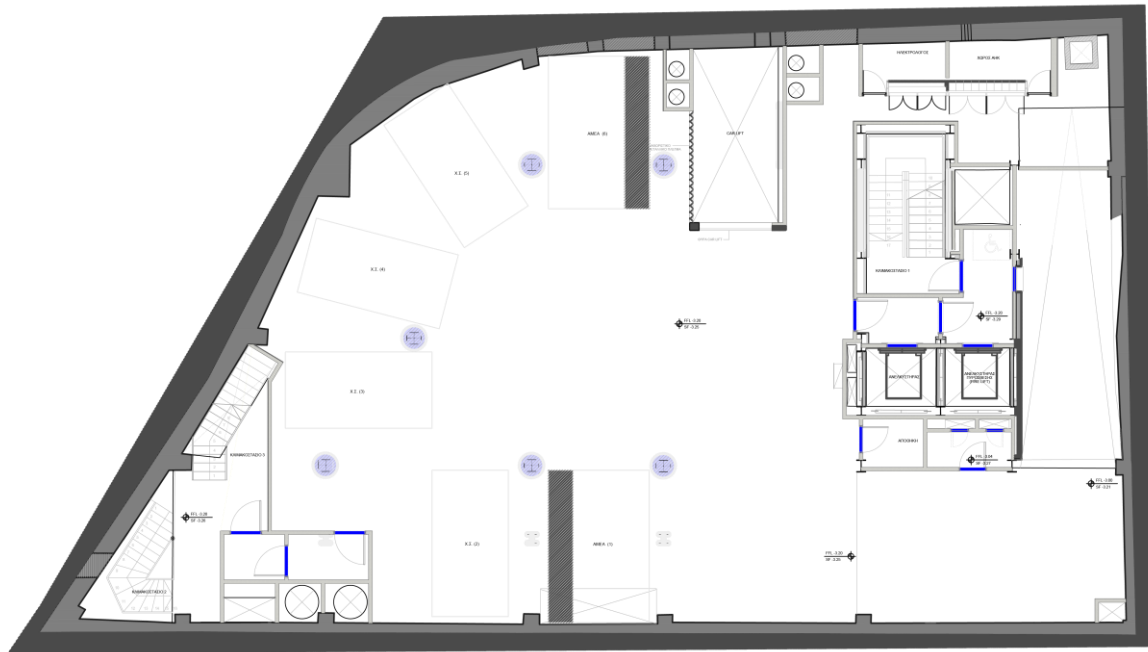


Basement - 3



Basement - 2

● ● point – floor plan

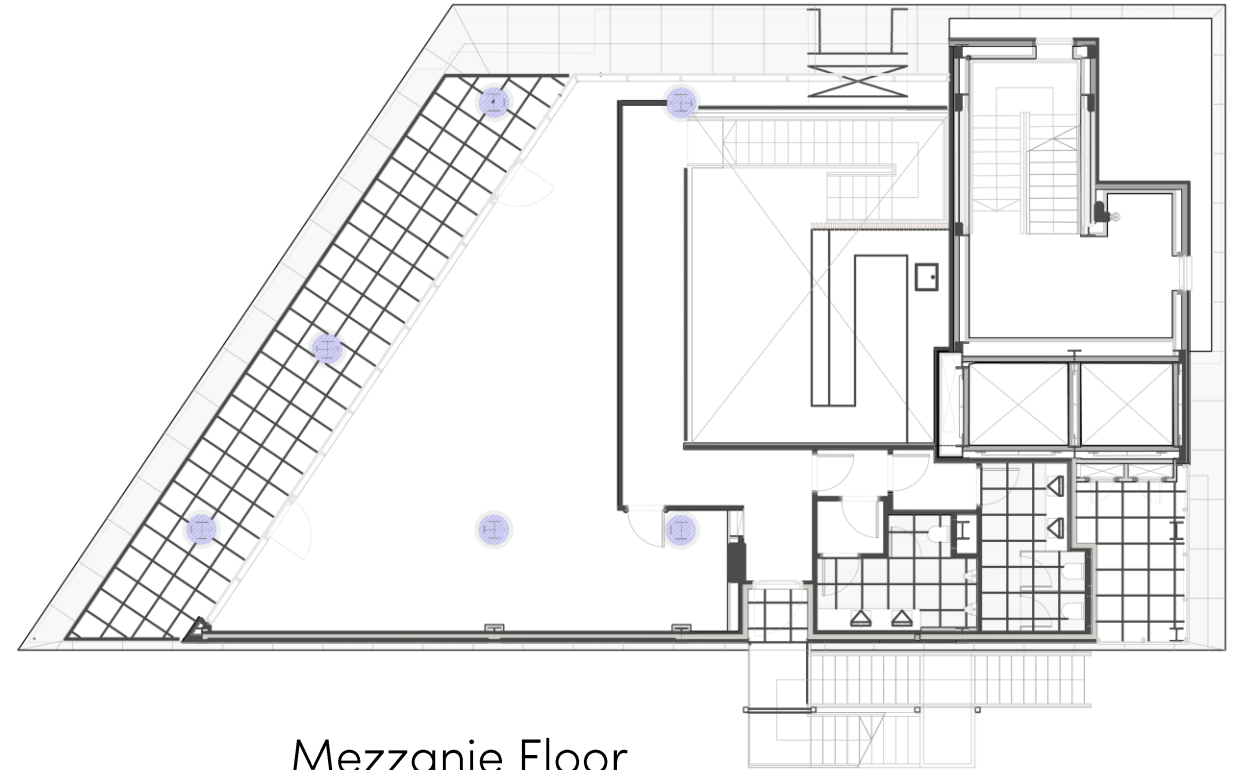


Basement - 1

● ● point – floor plan

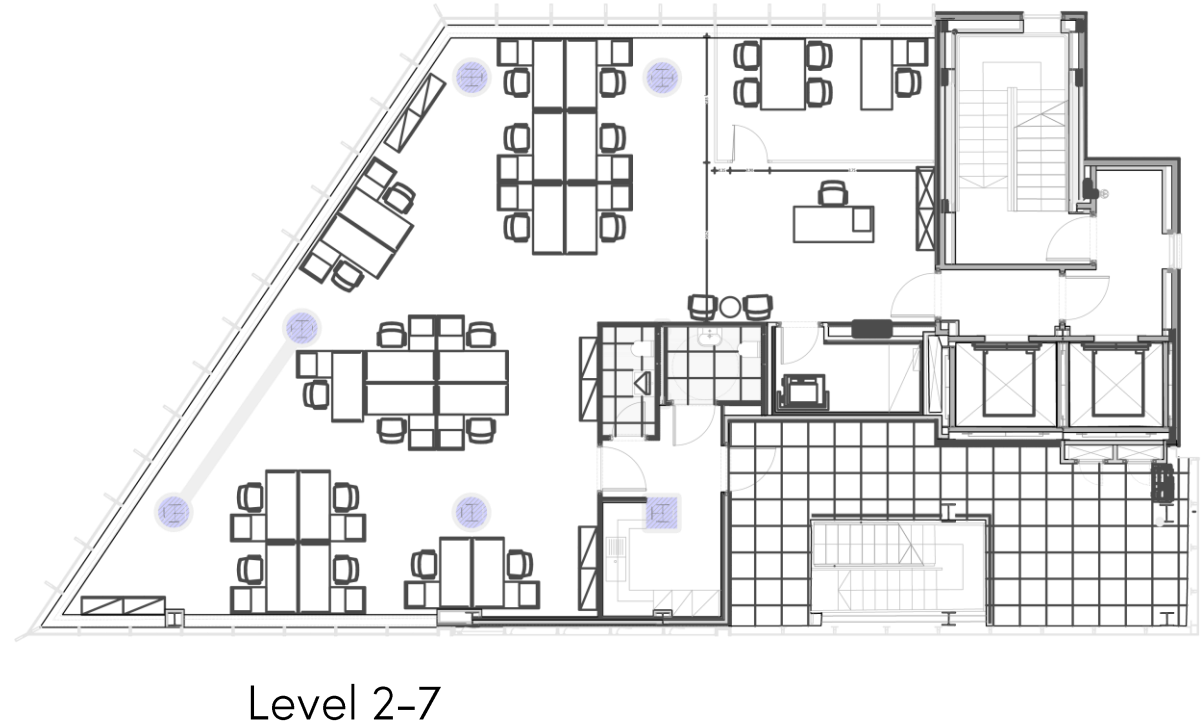


Ground Floor

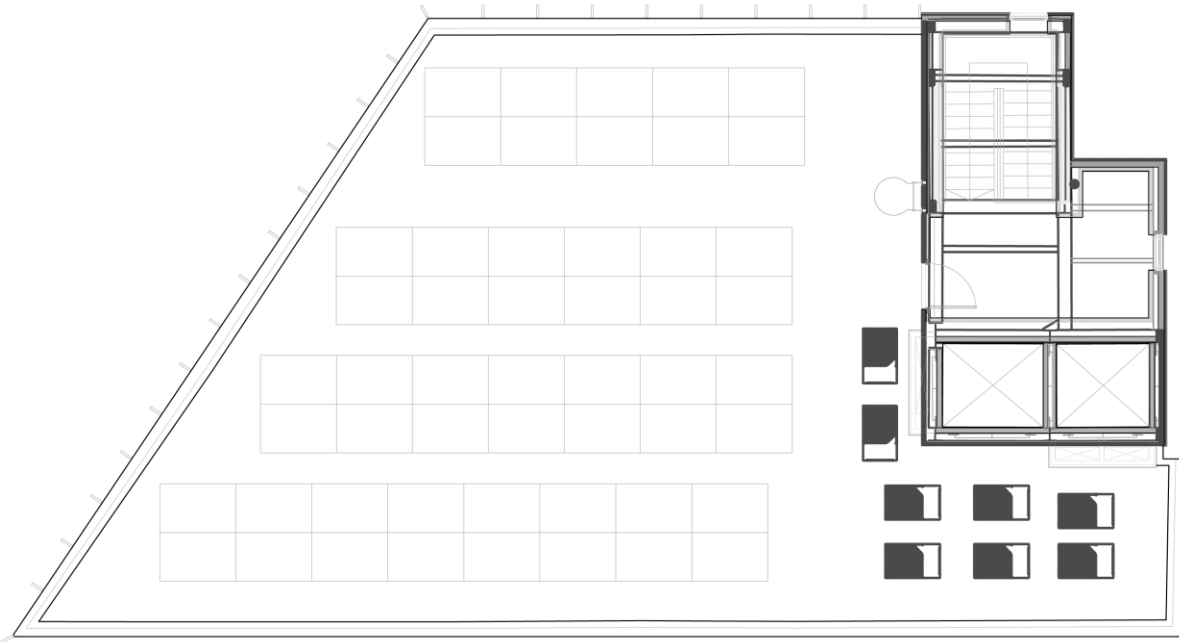


Mezzanine Floor

● ● point – floor plan



● ● point – floor plan



Roof Level

● ● point – finishes mood board (option 1)



point finishes mood board (option 2)





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