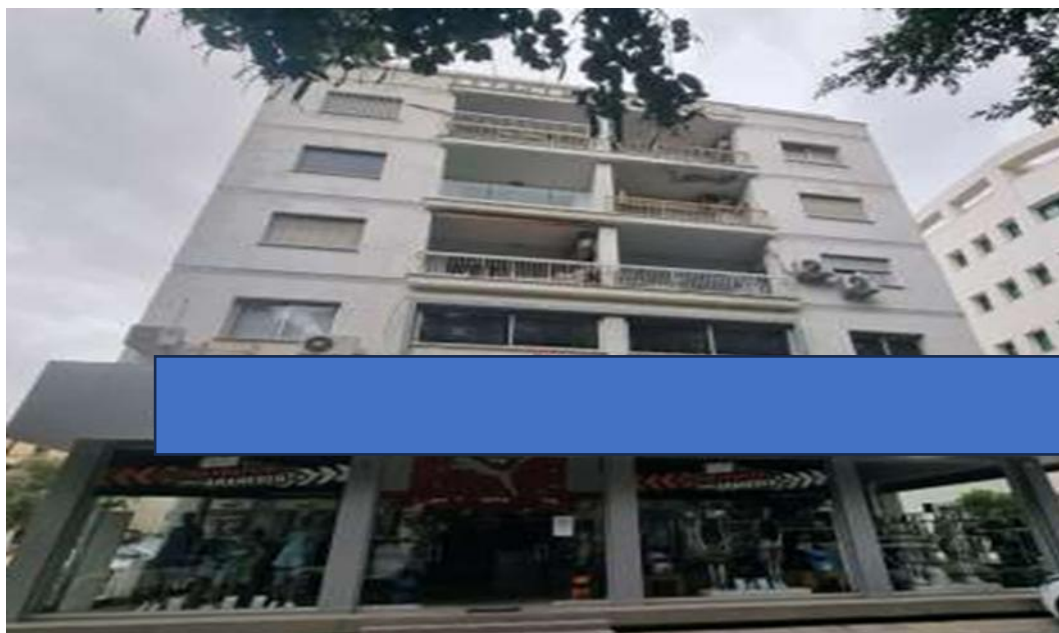


Property characteristics		Planning zone	
District	NICOSIA	Zone code	Εβ3
Municip./Community	STROVOLOS	Max. Density	160%
Address or Location	AGIOS DEMETRIOS EVROU, 10 DOOR NO. 011	Max. Coverage	50%
Land Area (sq.m.)	-	Max. no. of floors	6
Building Area (sq.m.) Approximately	CLOSED AREA 232 BASEMENT 261	Max. Height (m)	24,00



BANK OF CYPRUS PUBLIC COMPANY LTD (BOC) has made every reasonable effort to confirm and/or verify the information in this document. It is noted, however, that (a) this information was obtained from public records and/or third parties without the possibility of confirming their accuracy; and (b) BOC neither has possession nor is the owner of the property for sale, therefore the details in this document are provided solely for information purposes, without assuming any responsibility and/or duty and/or obligation by BOC to any person who may become aware of them. BOC strongly urges and/or strongly suggests that, with the help of specialized consultants of their choice, any Interested Buyers, conducts their own investigations and/or on-site examination of the property for sale to verify and/or obtain personal knowledge of all information and data that may affect the decision to participate in the upcoming auction of the property for sale

Notes

This is the office unit no. 1 on the 1st floor with a basement. The building consists of an underground storage space, 1 shop on the ground floor with a mezzanine, 1 office space on the 1st floor and four upper floors consisting of a total of 8 residential units.

Office space on the 1st floor: internally it consists of a reception area, a hall, 4 offices, archive storage, storage room, 2 kitchenettes and 2 toilets.

Auxiliary space in the basement: This is a warehouse for which access is currently achieved through an internal rotating metal staircase whose entrance is located inside the store on the ground floor. Under normal conditions access to the space is achieved through a communal staircase.

The property was partially renovated in 2001. It has the exclusive right to use the elevator no. 2 on the ground floor. The building was erected in about 1974.

It is located within the administrative boundaries of the Municipality of Strovolos, in the parish of Agios Dimitrios. Specifically, it is located approximately 70m north of the junction of Limassol Avenue with the main Armenian Street, approx. 90m northwest of the Deputy Ministry of Tourism and approx. 460m north of the Lyceum of Archbishop Makarios III. It is adjacent to Evrou Street no. 10, along its eastern boundary.

