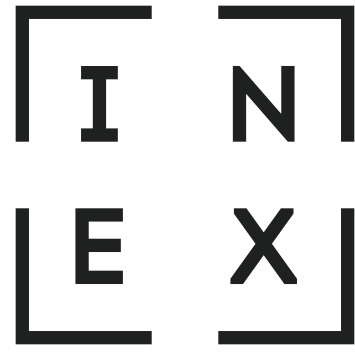


I N
E X



INEX is a full-scale developer covering construction, architecture, design, engineering and planning for high-end residential and commercial projects.

We take a product-focused approach, shaping each project from the initial concept to final delivery.

The company handles maintenance and facility management, taking care of operations and resolving any issues during a one-year warranty period at no extra cost.



NEW OFFICE BUILDING IN NICOSIA

Modern offices and street retail in Nicosia, designed as a connected commercial environment with over 11 000 sq.m of space. 6 retail units for sale and a large parking area - a location that works for businesses every day, in the capital where decisions are made.

Location

Egkomi, Nicosia

23 659 m²

Gross building area





📍 Egkomi, Nicosia





DESIGN STORE

COFFEE



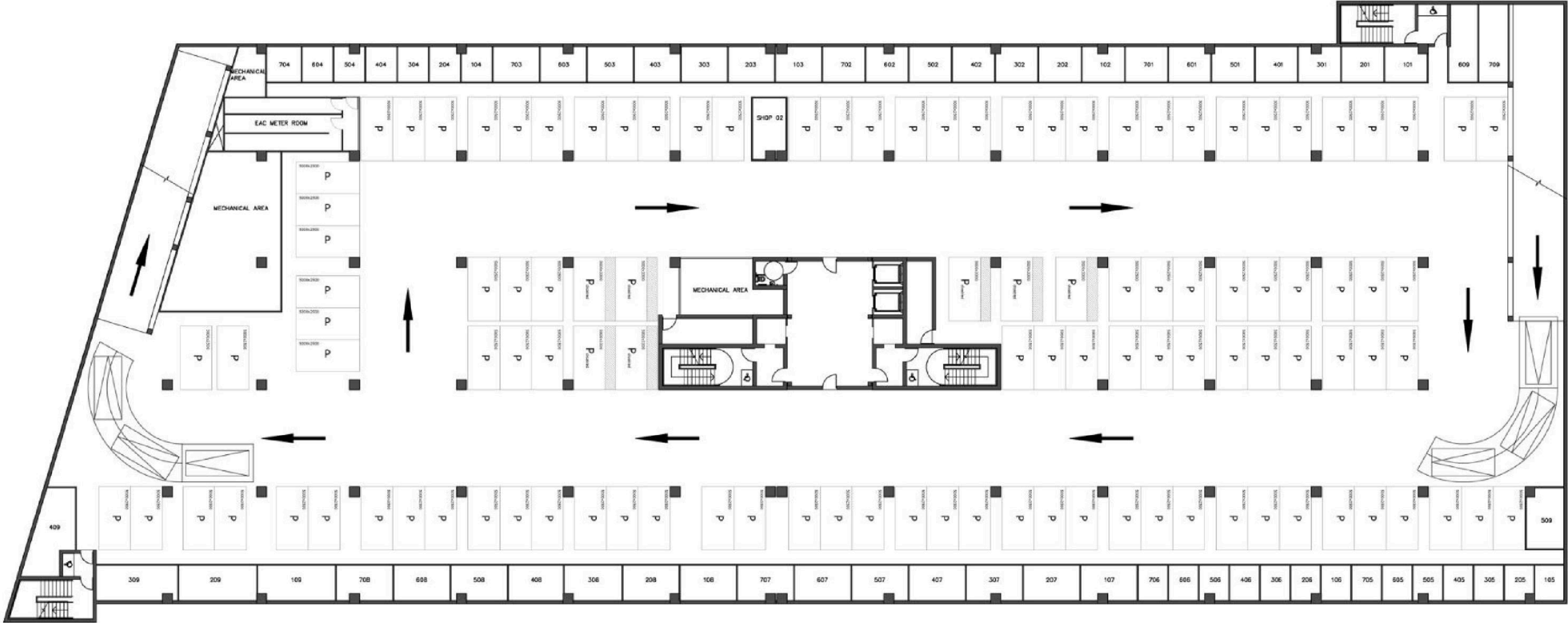
DESIGN STORE

COFFEE BAR RAY BAR COFFEE BAR

COFFEE BAR RAY E

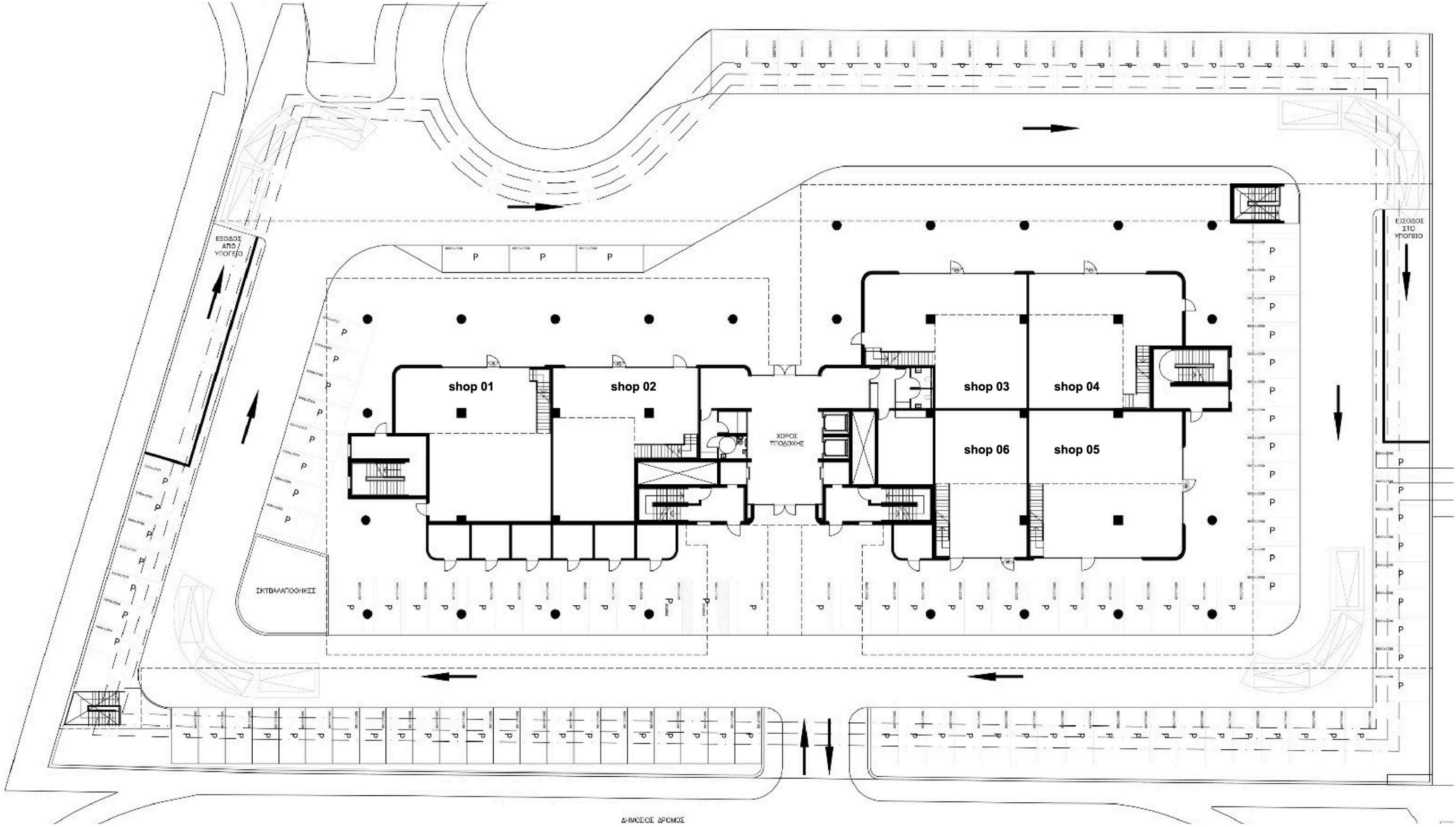
COFFEE BAR

LAYOUTS



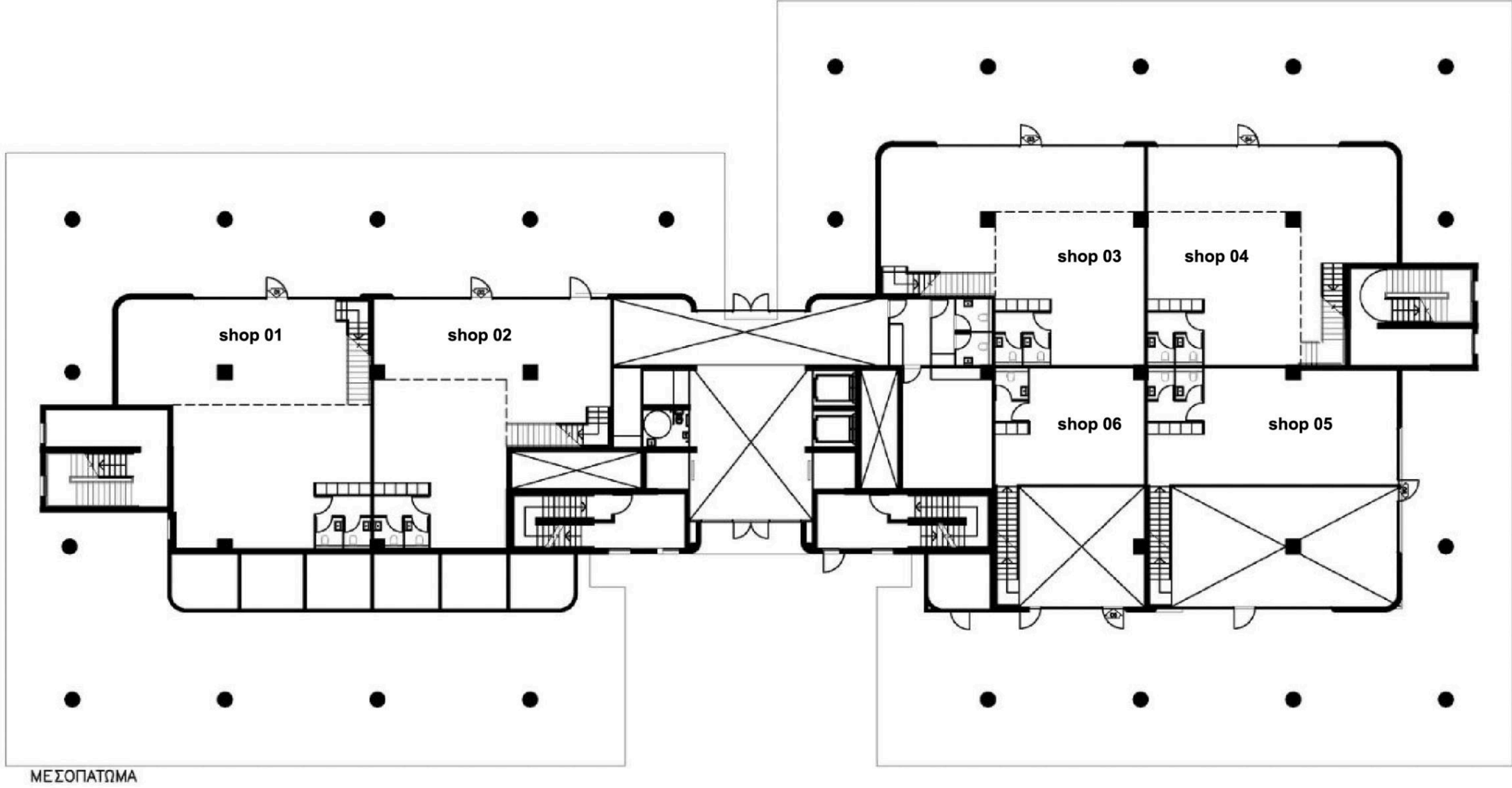
BASEMENT

LAYOUTS



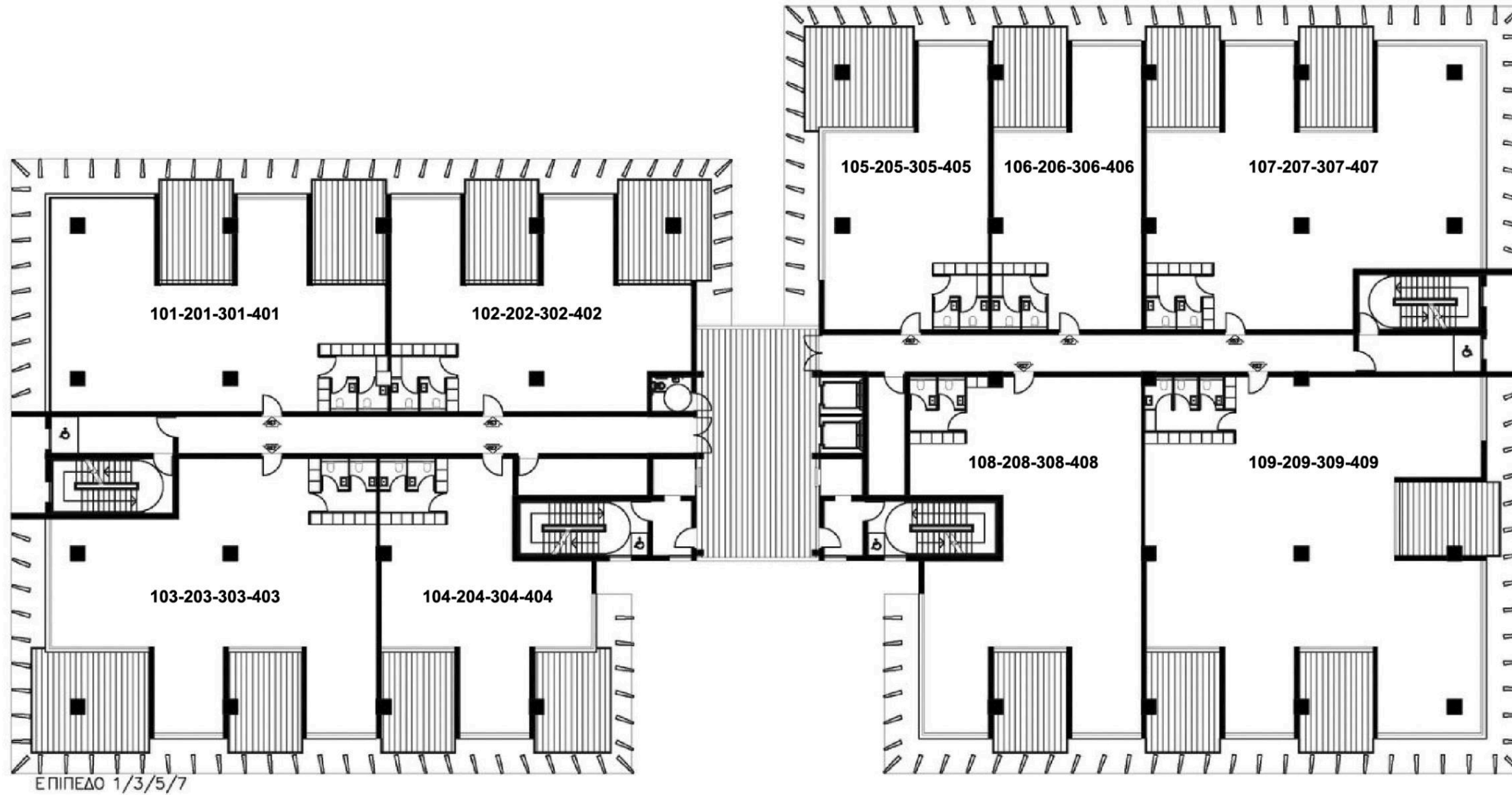
GROUND FLOOR

LAYOUTS



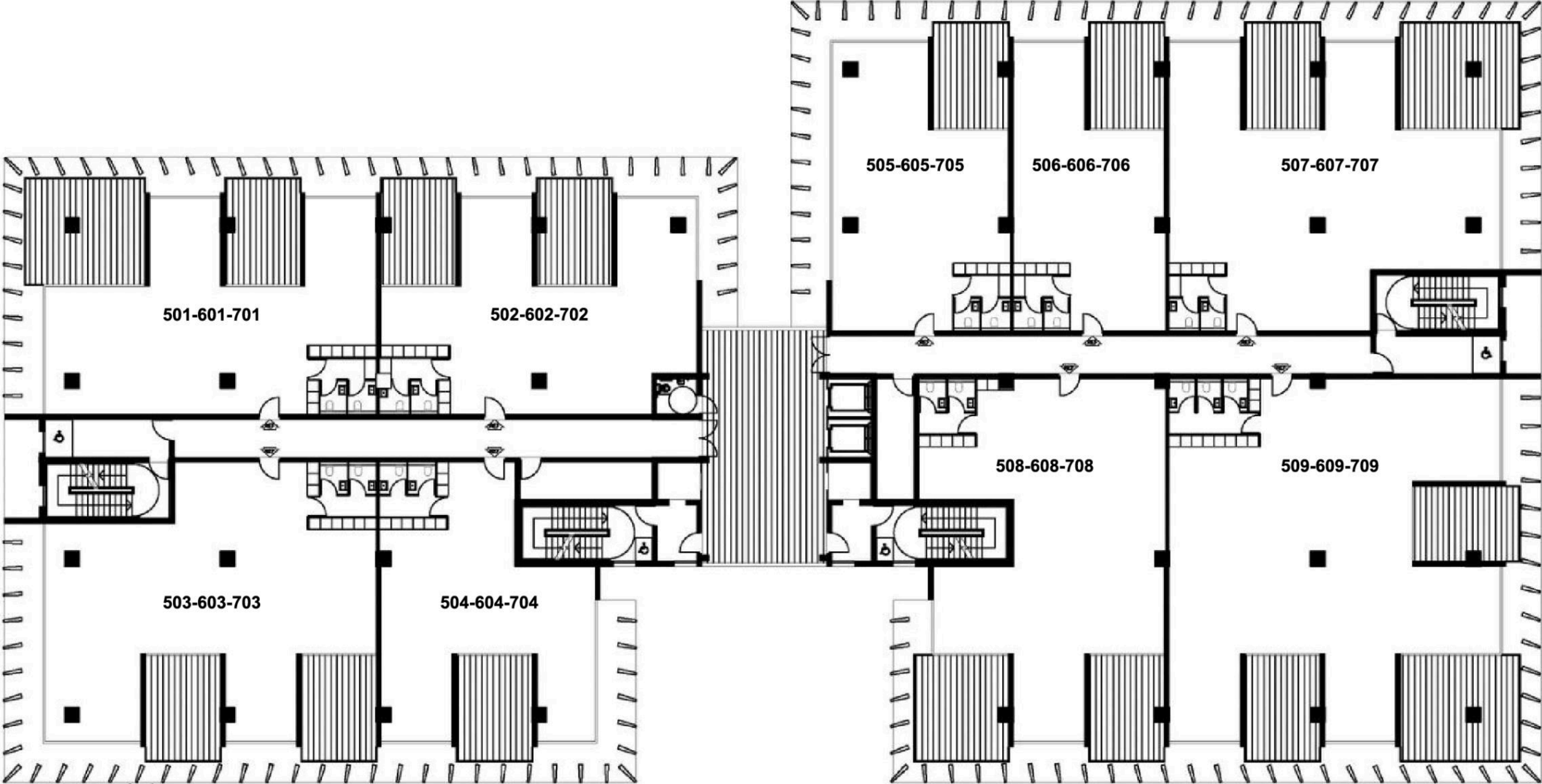
MEZZANINE FLOOR

LAYOUTS



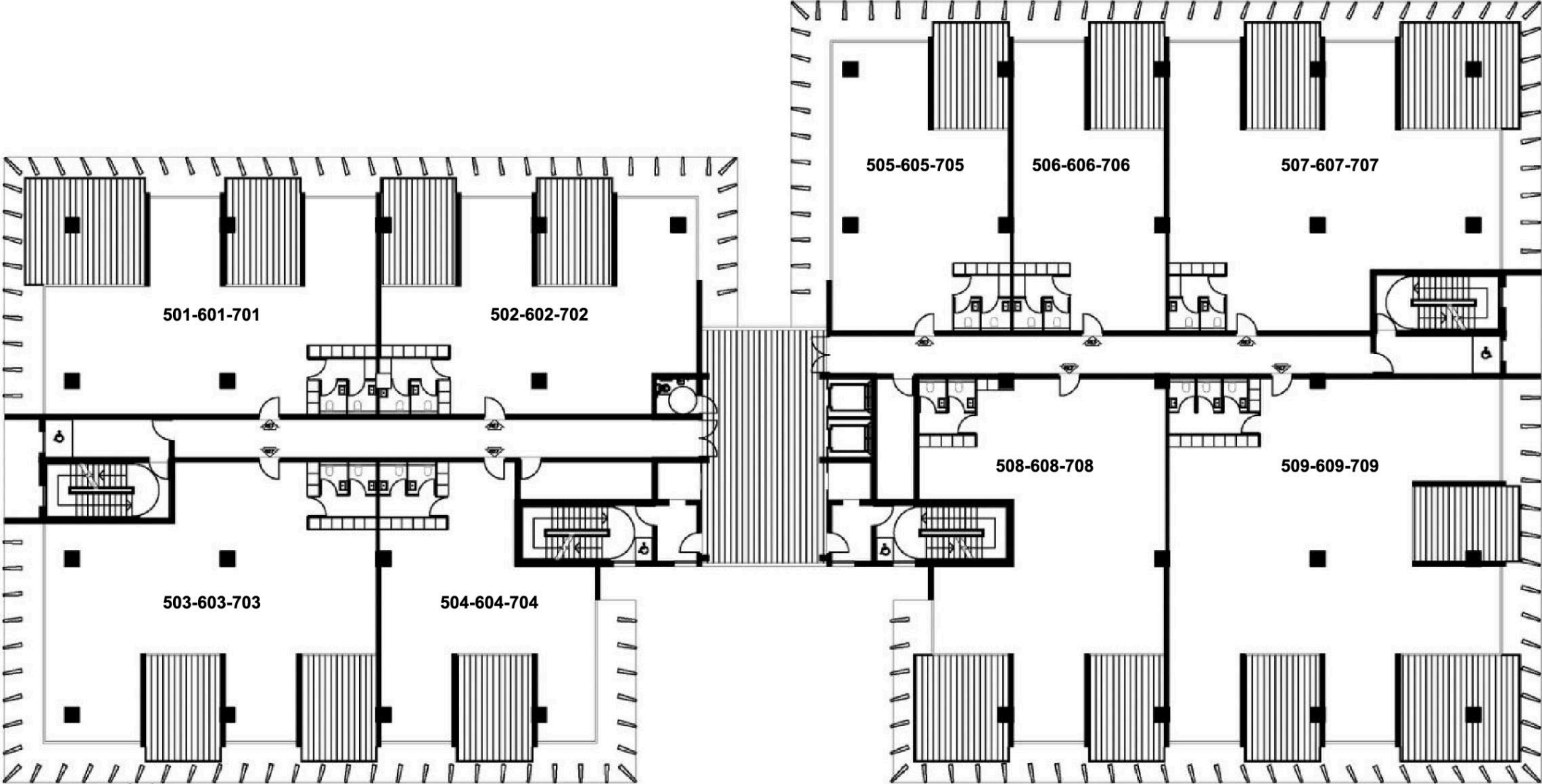
TYPICAL FLOOR TYPE 1

LAYOUTS



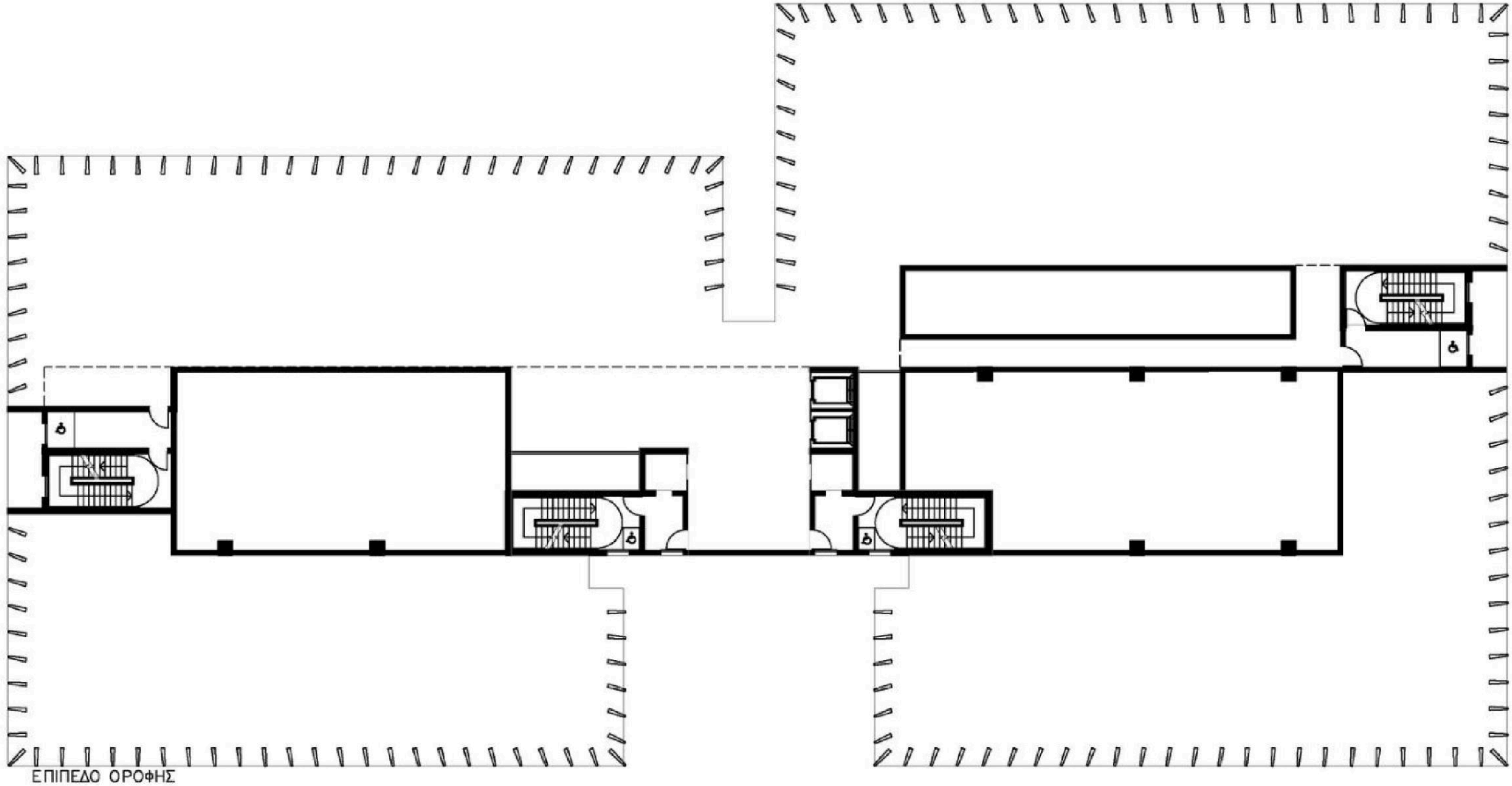
TYPICAL FLOOR TYPE 2

LAYOUTS



TYPICAL FLOOR TYPE 2

LAYOUTS

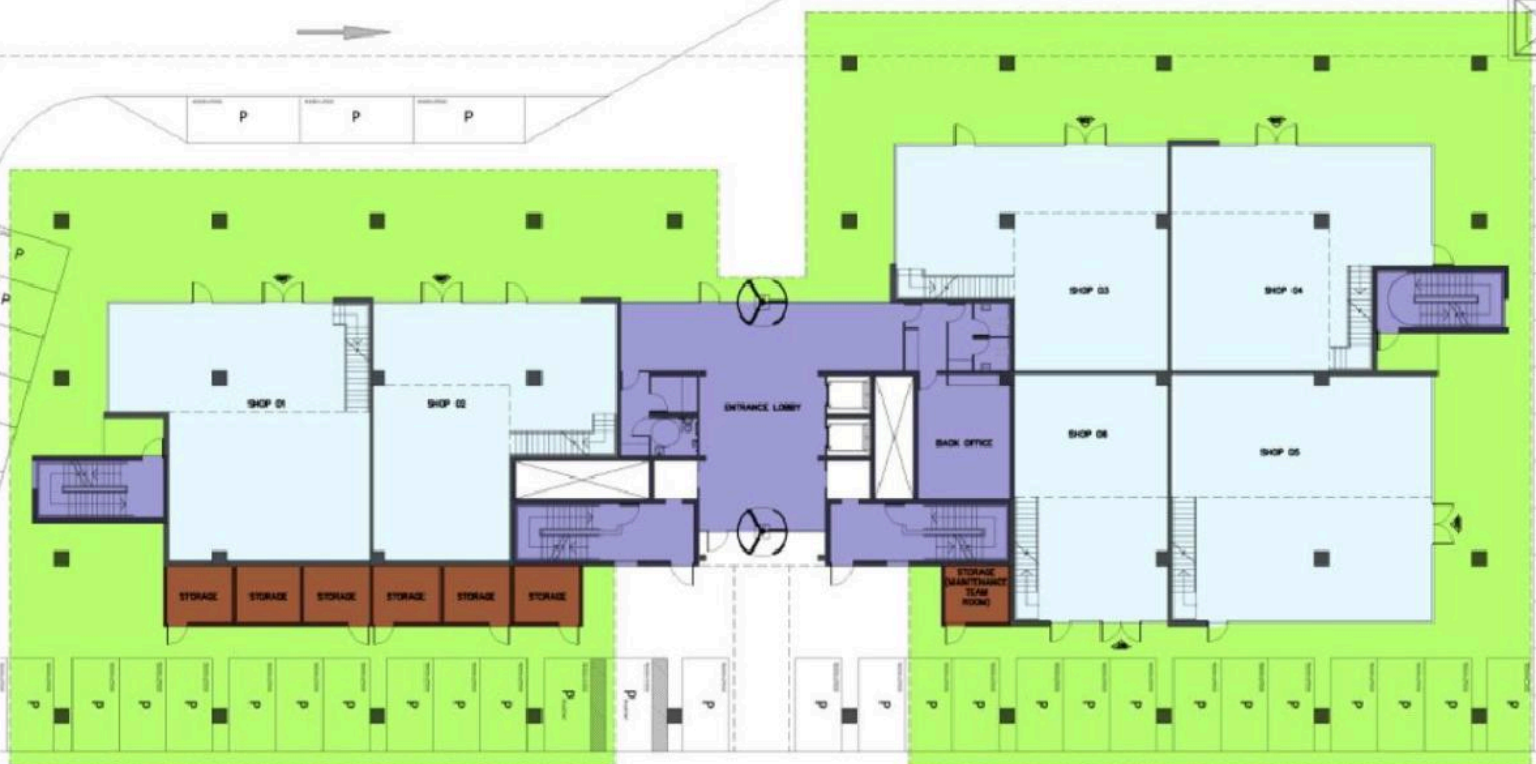


ROOFTOP

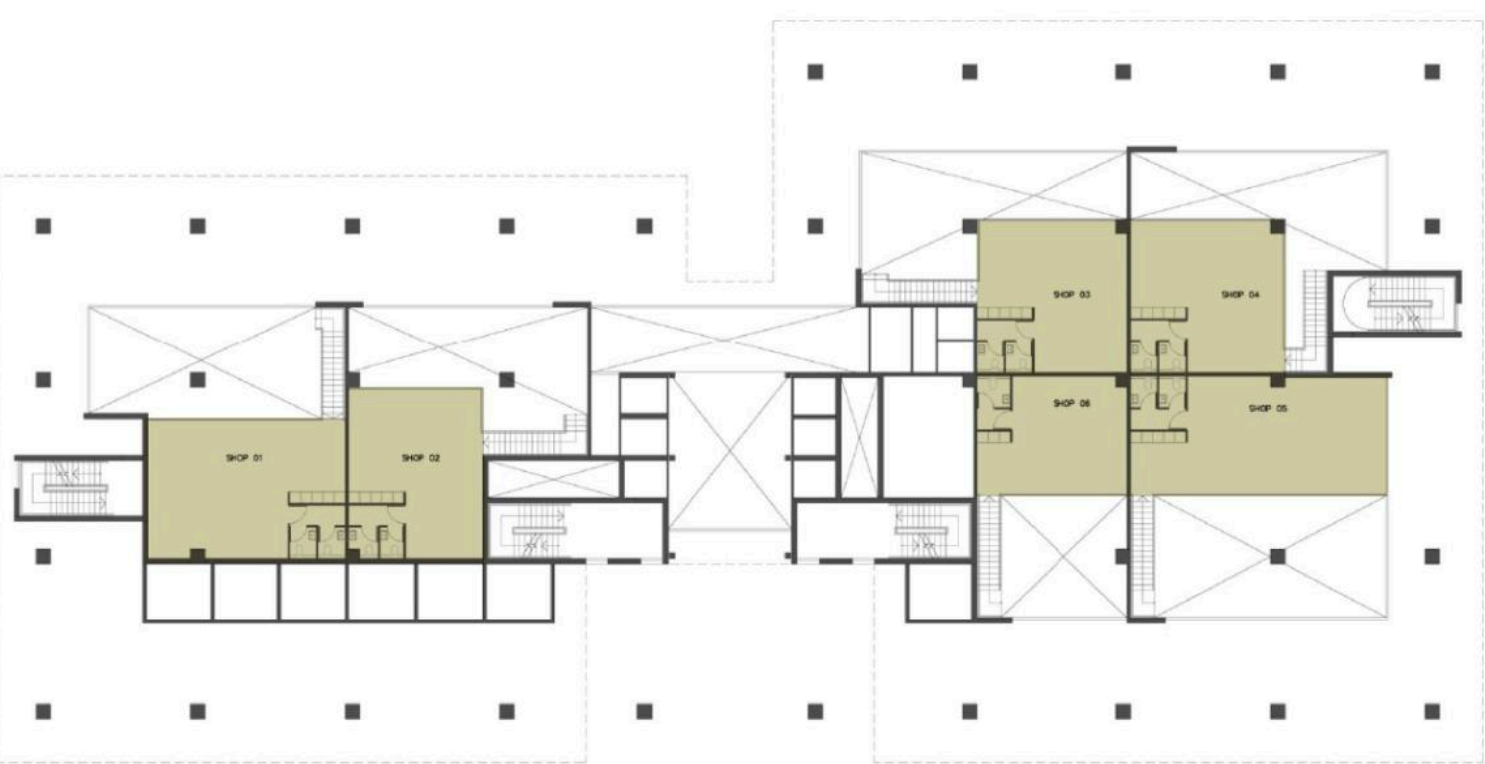
AREAS ZONING

- Internal area (in density)
- Covered verandas (in density)
- Internal area (not counted)
- Covered verandas (not counted)
- Mezzanine (not counted)
- Technical premises (not counted)
- Common corridors (in density)

Ground floor



Mezzanine



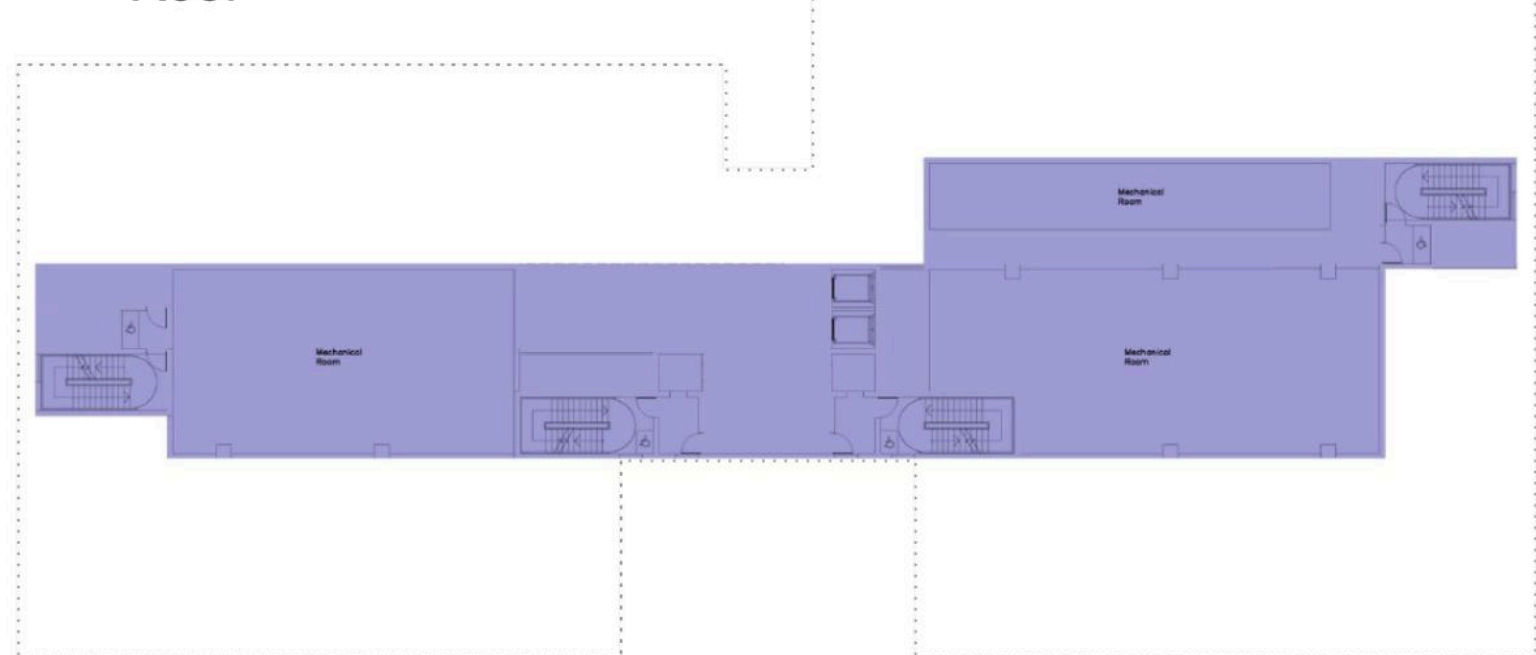
Typical floor type 1



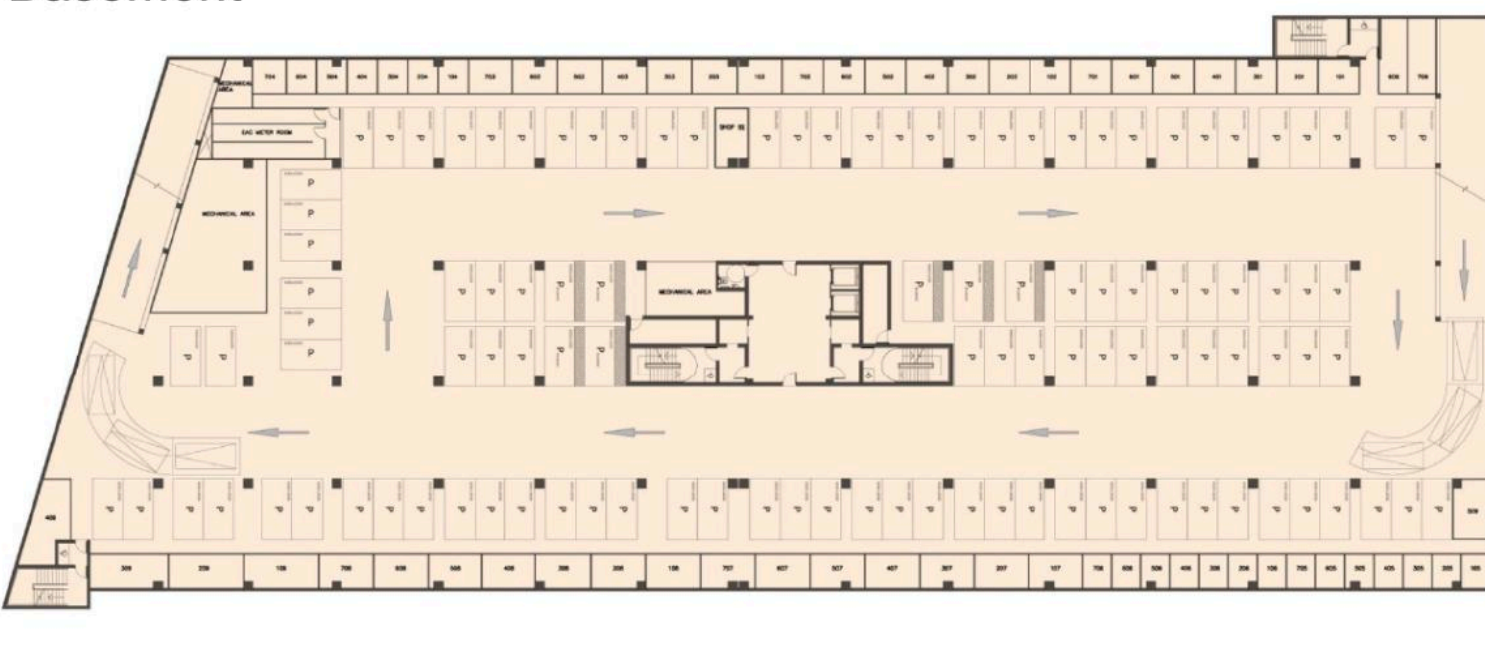
Typical floor type 2



Roof



Basement



AREAS CALCULATIONS

| BUILDING PARAMETERS | | | | | | |
|-------------------------------------|-----------|--------|-------------|--------------|----------|-----------------|
| Area Types | | | Underground | Above Ground | External | Unit Area |
| Foundation Area | | | 5,169 m2 | | | 5,169 m2 |
| Offices Internal Area | For Lease | in GBA | | 11,652 m2 | | 11,652 m2 |
| Offices Verandas | For Lease | in GBA | | 2,526 m2 | | 2,526 m2 |
| Shop 1 Internal Area | For Lease | in GBA | | 263 m2 | | 263 m2 |
| Shop 2 Internal Area | For Lease | in GBA | | 226 m2 | | 226 m2 |
| Shop 3 Internal Area | For Lease | in GBA | | 226 m2 | | 226 m2 |
| Shop 4 Internal Area | For Lease | in GBA | | 228 m2 | | 228 m2 |
| Shop 5 Internal Area | For Lease | in GBA | | 282 m2 | | 282 m2 |
| Shop 6 Internal Area | For Lease | in GBA | | 168 m2 | | 168 m2 |
| Lobby Area | | in GBA | | 200 m2 | | 200 m2 |
| Common Roof Garden | | in GBA | | 0 m2 | | 0 m2 |
| Common Staircases, Corridors, WCs | | in GBA | 0 m2 | 1,501 m2 | | 1,501 m2 |
| Common Mechanical Areas | | in GBA | incl | 190 m2 | | 190 m2 |
| Common Underground Parking Area | | in GBA | 4,499 m2 | | | 4,499 m2 |
| Common Covered Verandas | | in GBA | | 605 m2 | | 605m2 |
| Architectural Projections on Facade | | in GBA | | 623 m2 | | 623 m2 |
| Uncovered Terraces | | | | 1,776 m2 | | 1,776 m2 |
| Technical Roof | | | | 500 m2 | | 500 m2 |
| Roads and Passages | | | | | 4,888 m2 | 4,888 m2 |
| Landscaping | | | | | 1,471 m2 | 1,471 m2 |
| Common Roads | | n/a | | | | 0 m2 |
| Common Green Area | | n/a | | | | 0 m2 |
| TOTAL GBA | | | | | | 23,659m2 |

CONTACT US

Looking forward to telling you more

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