

ANALYSIS OF PANO POLEMDIA PLOT RIVERSIDE BUSINESS CENTRE

REG. NO. 0/935 SHEET NO. 54/41 - PLOT NO. 480

DATE 16/11/2023

Plot Details			
Gross Plot Area M ²	3,327	Planning Zone	Ka8
Build Denisty	60%	Coverage	35%

OFFICE SPACE PROJECTED RENTAL PRICING								
LEVEL	DESC.	INTERNAL COVERED AREA M ²	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	UN-COVERED BALCONY AREA M2	TOTAL AREA M ²	RENTAL EURO PRICE € (PER MONTH)	REMARKS
LOWER FLOOR	BASEMENT PARKING / STORAGE	800	-	-	-	800	€6,000	POTENTIALLY ADDITIONAL INCOME FROM CHARGING FOR EXTRA PARKING & STORAGE AREAS
GROUND FLOOR	LOBBY / PARKING	800	-	46	-	846	-	
1ST FLOOR	OFFICE 101 / 102	615	55	131	14	815	€20,000	
2ND FLOOR	OFFICE 201 / 202	615	55	131	14	815	€21,000	
3RD FLOOR	OFFICE 301 / 302	615	55	131	14	815	€22,000	
4TH FLOOR	ROOF TERRACE	200	-	-	610	810	€8,500	
TOTAL		3645	165	439	652	4901	€77,500	

PARKING SPACES			
BASEMENT COVERED PARKING SPACES	21	GROUND FLOOR COVERED PARKING SPACES	24
BASEMENT UN-COVERED PARKING SPACES	40	GROUND FLOOR UN-COVERED PARKING SPACES	22
TOTAL PARKING SPACES		107	

PROJECTED RENTAL INCOME					
RENTAL INCOME	INCOME YEAR ONE	INCOME YEAR TWO	INCOME YEAR THREE	INCOME YEAR FOUR	INCOME YEAR FIVE
PROJECTED MONTHLY RENTAL INCOME	€ 77,500	€ 77,500	€ 81,375	€ 85,444	€ 89,716
PROJECTED YEARLY RENTAL INCOME	€ 930,000	€ 930,000	€ 976,500	€ 1,025,325	€ 1,076,591

INVESTMENT & YIELD ON SELLING PRICE					
SELLING PRICE	YIELD YEAR ONE	YIELD YEAR TWO	YIELD YEAR THREE	YIELD YEAR FOUR	YIELD YEAR FIVE
€ 15,000,000	6.20%	6.20%	6.51%	6.84%	7.18%

INVESTMENT & YIELD					
Discounted Offer Price					
€ 13,000,000	7.15%	7.15%	7.51%	7.89%	8.28%

• MINIMUM RENTAL PERIOD 2 YEARS, WITH AN INCREASE OF 5% AFTER 2ND YEAR
• INCLUDES RAISED FLOORS, FALSE CEILINGS, AIR CONDITIONING
• EXCLUDES INTERNAL PARTITIONING, STRUCTURE CABLING & ELECTRICAL POINTS - TENANTS RESPONSIBILITY
• EXCLUDES COMMON EXPENSES

• Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively affect the overall aesthetics of either the property or project itself. The Developer reserves the right at their discretion to refuse any changes.