

A modern, multi-story office building with a facade of light-colored rectangular panels and numerous windows. The building is set against a dark, cloudy sky. In the foreground, there is a small palm tree and a car parked in a covered area. The overall aesthetic is clean and professional.

Bliss

B U S I N E S S
T O W E R



**Building
Your Future, Today**

Bliss
BUSINESS
TOWER




Where Business Meets Modern Sophistication

Bliss Business Tower is strategically located in the heart of Nicosia, within the distinguished Acropolis area.

This prime business location offers easy access to key city amenities, making it the ideal choice for modern professionals seeking a balance of convenience and refined business settings.

The multi-level structure, comprising six floors above ground, is meticulously designed to meet the diverse needs of today's businesses, ensuring an environment where harmony meets urban allure.



A modern building entrance at dusk. The building has a dark, textured facade. A large, illuminated sign on the wall reads "Bliss BUSINESS TOWER". To the left, there is a glass-enclosed entrance area with a dark overhang. The ground is a light-colored, speckled concrete. The sky is a deep blue, and the interior lights of the building are visible through the windows.

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A Modern Haven for Your Business

Bliss Business Tower is more than just an office building, it's a modern haven crafted with precision and style.

Each of the six exclusive floors is dedicated to a single office suite, providing privacy and spaciousness for its occupants. The architecture, blending functionality with aesthetics, creates a vibrant environment that encourages productivity and collaboration.

With luxurious finishes, state-of-the-art amenities, and sustainable design principles, the tower epitomises the essence of contemporary working spaces.







Prime Location, Unmatched Convenience

Situated in one of Nicosia's most desirable commercial districts, Bliss Business Tower offers unrivalled convenience and accessibility.

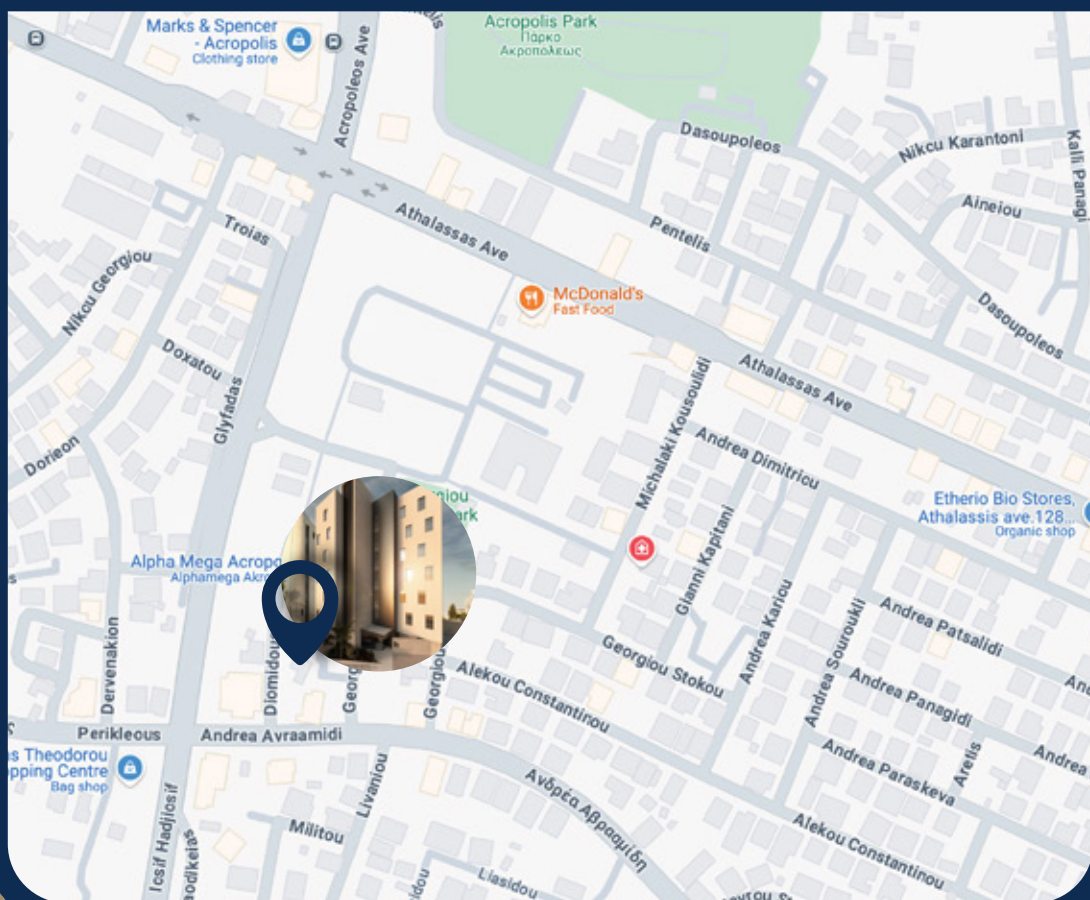
Its strategic position in Acropolis ensures seamless access to major transportation routes, essential services, and bustling commercial activity. The surrounding area thrives with amenities, medical centres, retail outlets, and residential properties, creating a dynamic environment conducive to both professional and personal life.

As shown on the map:

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Location
Nicosia, Acropolis







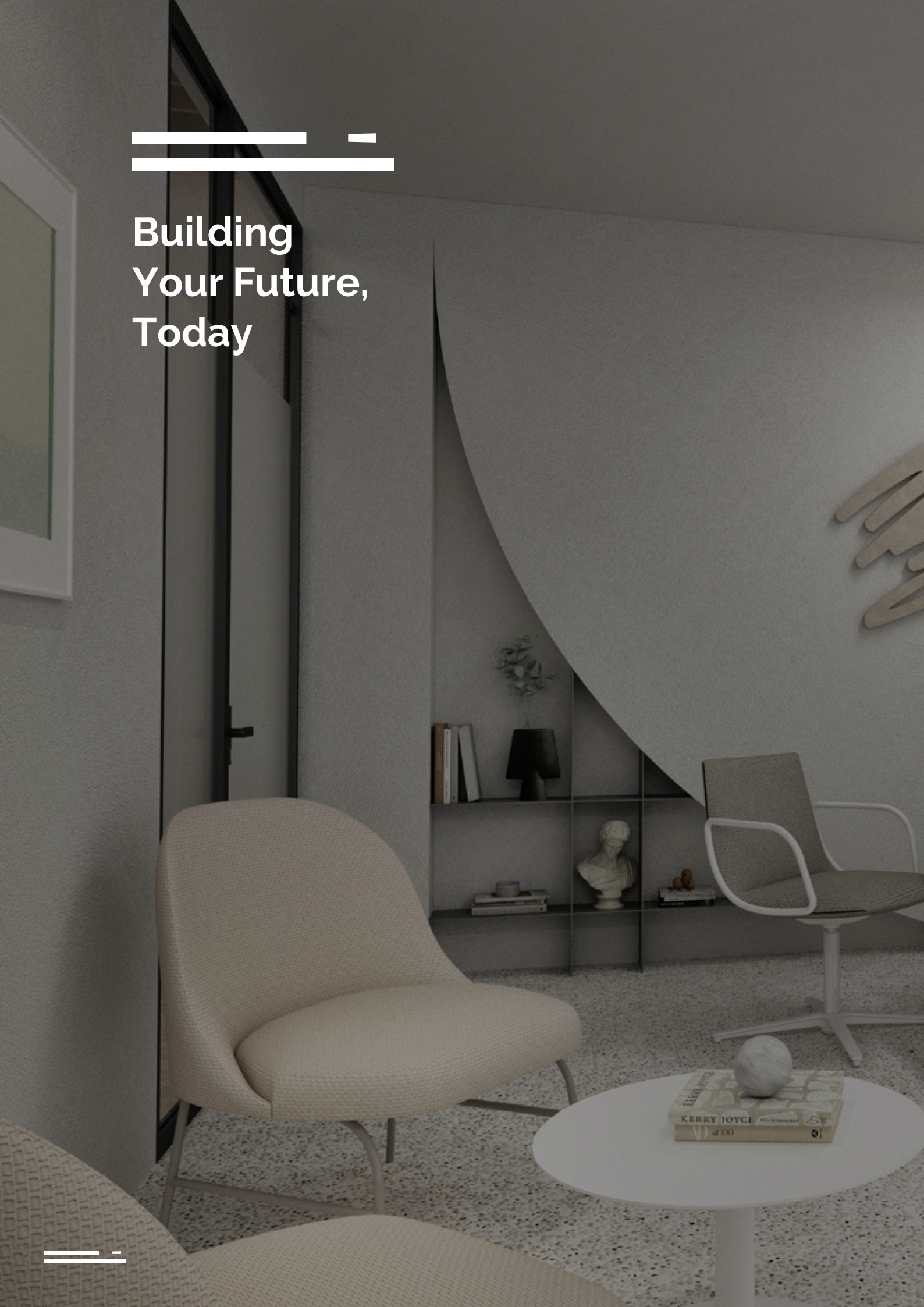
Tailored Spaces that Cater to Your Business Needs

6 or 12 units available

Bliss Business Tower offers flexible, customisable spaces designed to suit a wide range of professional needs, from corporate offices to medical practices and legal firms. Each floor provides an expansive interior space of 154 m², plus 13 m² of covered verandas, along with two designated parking spaces.

For smaller businesses or those seeking more manageable office space, Bliss Business Tower offers the unique flexibility to purchase only half a floor. This option allows businesses to acquire approximately 77 m² of interior space, ensuring they get the benefits of a prime location without committing to an entire floor. The adaptable layouts mean you can divide the space further to meet your specific needs.

Building Your Future, Today



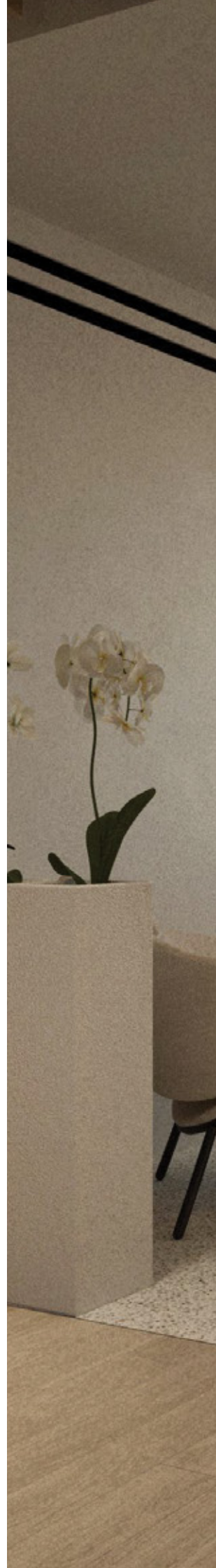


Why Bliss Business Tower is the Best Choice for You

- Prime Location: Situated in the distinguished Acropolis area with seamless access to key services, transport routes, and commercial hubs, positioning your business at the heart of Nicosia.
- Modern, Flexible Spaces: Each floor offers 154 m² of interior space, 13 m² of covered verandas, and two designated parking spaces, with the unique flexibility to purchase half a floor (approximately 77 m²) for smaller businesses or tailored needs.
- High-Quality Finishes: The building features luxurious finishes and state-of-the-art amenities that cater to the demands of today's businesses, providing a professional and sophisticated working environment.
- Energy-Efficient Design: Bliss Business Tower is built with energy efficiency in mind, incorporating sustainable features that reduce operational costs while supporting environmental goals. This makes it a responsible choice for businesses that prioritise sustainability.
- House Your Business Among Prestigious Brands: By locating in Bliss Business Tower, you'll be positioned alongside other reputable, high-profile companies, enhancing your brand's image and facilitating professional networking opportunities.
- Customisation Options: Flexible layouts that can be tailored to meet the specific needs of your business, ensuring versatility for various industries.
- Growth Potential: A strategic investment in a high-demand area with rising property values, offering long-term growth potential and stable returns for investors.

A Strategic Investment Opportunity

Bliss Business Tower represents a smart investment opportunity in one of Nicosia's most sought-after commercial districts. With property values on the rise and increasing demand for premium office space, this building promises strong potential for returns. Investors can expect long-term growth and stability, making it a compelling choice in an expanding market.

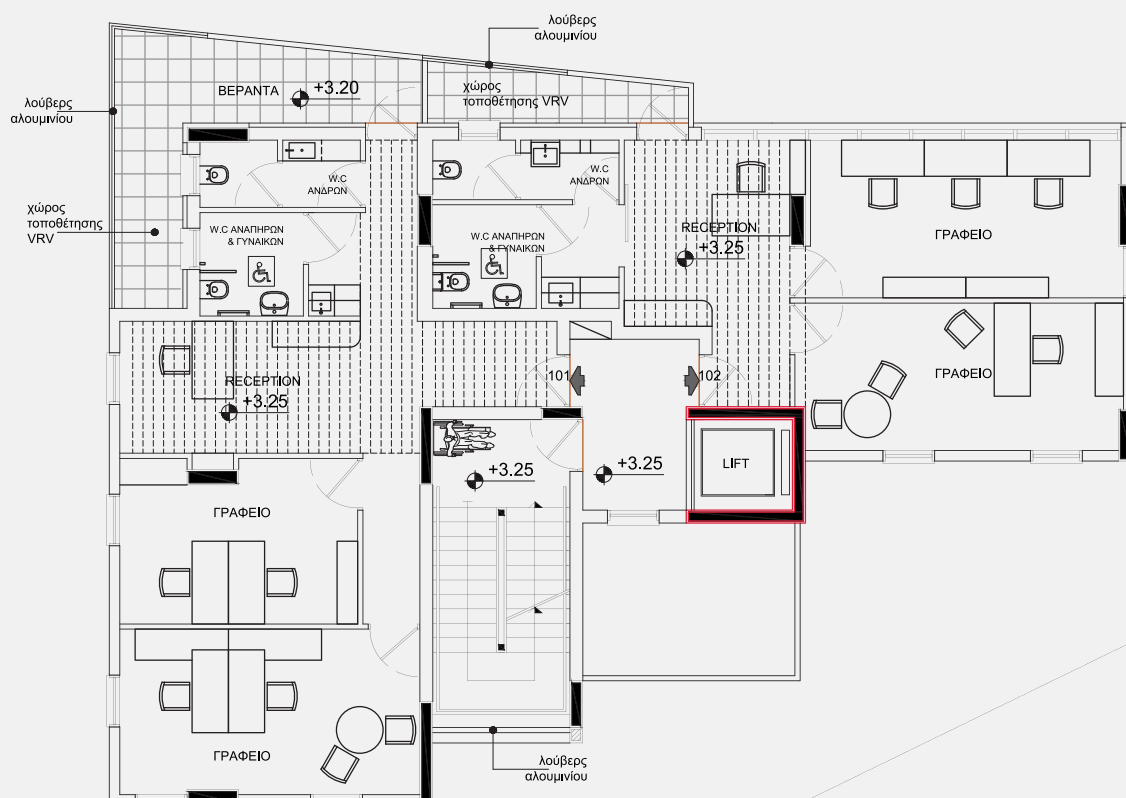
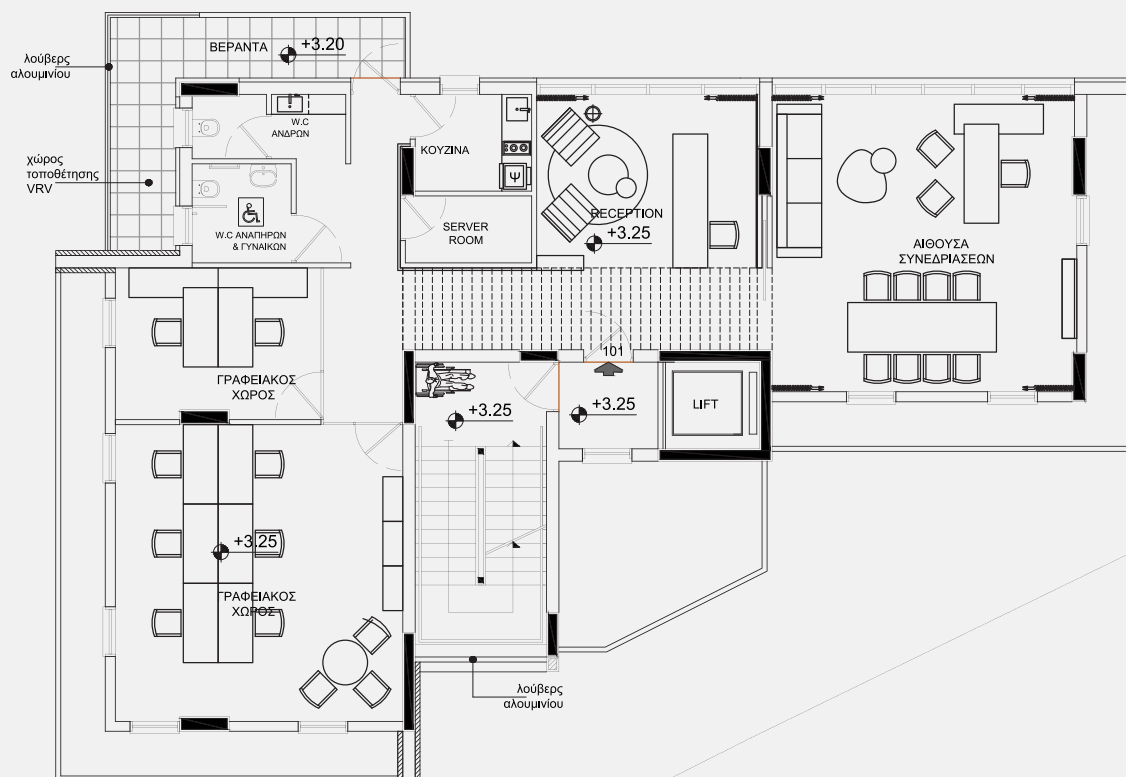




*Interior design is indicative.

AVAILABILITY OF TWO DIFFERENT PLAN OPTIONS

We designed the space, but you chose the layout: 6 or 12 units available



Typical floor plan / 6 units Prices

Floors	Number Of Office	Internal (m2)	Covered Verandas (m2)	Numbers of parking space
101	Interior Options	154	13	2
201	Interior Options	154	13	2
301	Interior Options	154	13	2
401	Interior Options	154	13	2
501	Interior Options	154	13	2
601	Interior Options	154	13	2

Optional floor plans / 12 units Prices

Floors	Number Of Office	Internal (m2)	Covered Verandas (m2)	Numbers of parking space
101	Interior Options	80	15	1
102	Interior Options	72	5.50	1
201	Interior Options	80	15	1
202	Interior Options	72	5.50	1
301	Interior Options	80	15	1
302	Interior Options	72	5.50	1
401	Interior Options	80	15	1
402	Interior Options	72	5.50	1
501	Interior Options	80	15	1
502	Interior Options	72	5.50	1
601	Interior Options	80	15	1
602	Interior Options	72	5.50	1





Gold Heritage Properties A Trusted Partner

Gold Heritage Properties brings vast experience in the real estate sector, consistently delivering quality and client satisfaction.

We ensure that each of our developments, including Bliss Business Tower, meets the highest standards.

Our focus on excellence, combined with the use of premium materials and sustainable, energy-efficient designs, makes us the preferred choice for discerning investors and tenants alike.

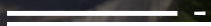
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PROPERTIES



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