

## 95m<sup>2</sup> Office for Rent in Larnaca - Agios Nikolaos, Limassol District

LOCATED IN THE HEART OF THE BUSINESS DISTRICT NEAR THE MAKARIOS ROUNDABOUT ON A WELL MAINTAINED OFFICE BUILDING.  
PRIME CENTRAL LOCATION: Walking Distance to the Courts & Beach.



Area: 95 sq.m Consisting of 3 OFFICES  
HIGH SPEED INTERNET FROM BOTH CYTA & CABLENET!  
New lift & communal areas in marble and granite.  
Air- conditioning  
Prime location  
Telephone line provision  
Internet connection provision.  
Shared Kitchenette.  
SERVER ROOM  
Women's and Men's Toilets  
UNFURNISHED  
2 PARKINGS.  
Parking space. 2 PARKINGS.

Sea view

### Property Info

Covered Area **95**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **6911**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**  
**Coordinates:** **34.688855036915 / 33.054782342328**

## Price: €2 500 + VAT

VAT for this property is **€125** or **€475**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€37.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€26.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 750 on Feb 22, 2024  
 €2 350 on Jun 29, 2024  
 €2 250 on Feb 21, 2025  
 €2 500 on Apr 11, 2025

