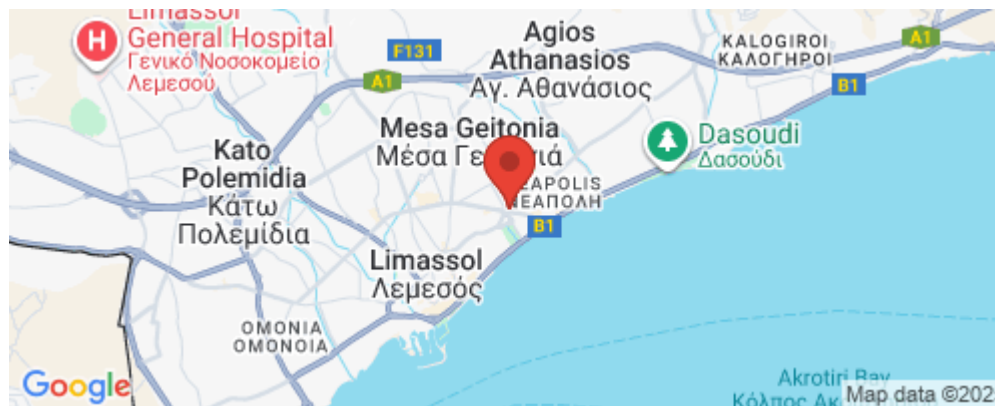


## 262m<sup>2</sup> Office for Rent in Limassol - Agios Nicolaos

For rent office space with city and mountains view located in a business center on Makariou avenue, close to all kinds of amenities. The covered area is 262 sq. m and it consists of a reception with a sitting area, a meeting room, 7 separate offices, a server room, a filing room, a separate kitchen, a storage room and 2 WC. It is available unfurnished, with a raised floor, central air condition system, double-glazed windows, alarm & access control system and underground parking for 3-4 cars.

VAT and common expenses are not included in the price.

A bank guarantee is required for 3 months rent + director bank guarantee.



### Property Info

Covered Area	<b>262</b>
Floor Number	<b>4</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Laminate</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Property type
Condition
View

### Office

<b>Pre-Owned</b>
<b>City view, Mountains view</b>

### Amenities

- Air Conditioning
- Elevator
- Guest WC
- Parking
- Storage room

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**  
**Coordinates:** **34.68697 / 33.05459**

Price: €6 000 + VAT

VAT for this property is €659 or €1,140. 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	Excluded	Title transfer fee	~€90.00	Common expenses	None
		Price per SQM	€23.00/m²		

Price change history

€7 500 on Oct 11, 2024  
€6 000 on Mar 27, 2025





