

## 575m<sup>2</sup> Office for Rent in Agios Nikolaos, Larnaca District

This property occupies the entire 3rd floor, covering 575 sq.m., and is located near the fire station traffic lights. It features a raised floor, suspended ceiling with LED panel lighting, and a split-system ceiling air-conditioning setup. The office includes double-glazed windows, window blinds, an intercom system at the main entrance, and glass soundproof internal partitions and doors. Additional installations include CCTV provision, emergency lighting and exit systems, and structured Cat6 network cabling beneath the raised floor. Each workstation is equipped with power sockets and data points (two per office).

The floor offers fully functioning kitchens, WCs, a disabled WC, and ...

Property Info	Plot / Area Info	Additional info
Covered Area <b>575</b>		Reference Number <b>240898</b>
Floor Number <b>3</b>		Property type <b>Office</b>
Energy Efficiency <b>B</b>		Condition <b>Under Construction</b>
Air Conditioning <b>All rooms, Yes</b>		
Amenities	Location	
	<b>Location:</b> Agios Nikolaos Region: <b>Larnaca</b>	

## Price: €10 000 + VAT

VAT for this property is **€1,535** or **€1,900**. 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 Price per SQM	<b>None</b> <b>€17.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€10 000 on Nov 29, 2025

