

445m² Office for Rent in Limassol - Agios Nektarios

A prime office floor is available for rent in the heart of Makarios Avenue, Limassol's most cosmopolitan and sought-after business district. Surrounded by luxury boutiques, cafés, law firms, and banks, the location offers maximum visibility and convenience for any professional enterprise.

The office floor features an open-plan layout, providing flexible space suitable for various business needs. The building also includes retail shops/showrooms on the ground floor with mezzanines, as well as a two-level underground parking facility for tenants and clients.

Perfectly positioned between Limassol's historical and tourist districts and just a 5-minute drive from the highway...

| Property Info | Plot / Area Info | Additional info |
|------------------------|--|-------------------------------|
| Covered Area | 445 | Reference Number 10777 |
| Covered Veranda | 38 | Property type Office |
| Floor Number | 4 | Condition Brand New |
| Total Number of Floors | 8 | Construction Year 2024 |
| Amenities | Location | |
| • Elevator | Location: Limassol - Agios Nektarios Coordinates: 34.687886691451 / 33.046317067584 | Region: Limassol |

Price: €15 000 + VAT

VAT for this property is **€2,142** or **€2,850**. 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €34.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: RealDeal Estates

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|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€15 000 on Dec 11, 2025

