


## 221m<sup>2</sup> Office for Rent in Limassol - Agios Spyridon

This office in Agios Spyridon, Limassol is available for rent, offering a prime whole-floor workspace in a modern and prestigious building located in the vibrant Omonoias area. 

Situated on the 1st floor of a recently built (2023) office building, the property provides a total area of 221 m<sup>2</sup>, including approximately 180-190 m<sup>2</sup> of internal office space and a balcony. The flexible layout makes it suitable for a wide range of business needs, including corporate offices, service companies, or headquarters.

Property features:

- ✓ Entire private floor: 221 m<sup>2</sup>
- ✓ Internal office space: approx. 180-190 m<sup>2</sup> + balcony
- ✓ 2 WC facilities
- ✓ Common stair...

### Property Info

Covered Area	<b>221</b>
Covered Veranda	<b>36</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>8</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number **12716**  
 Property type **Office**  
 Construction Year **2023**

### Amenities

### Location

**Location:** Limassol - Agios Spyridon      Region: **Limassol**  
 Coordinates: **34.67545565 / 33.01133037**

## Price: €8 000 + VAT

VAT for this property is **€760** or **€1,520**. 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>~€120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€36.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

€8 000 on Apr 9, 2026

