


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

This office in Agios Spyridon, Limassol is available for rent, ideally located in the Omonia area, at the traffic lights of Omonias and Pafou corner, offering excellent visibility and accessibility. 

The property occupies an entire floor on the 3rd floor of an 8-storey building, providing a spacious and functional layout suitable for various business activities. It includes two common WCs, stair access, and a lift, ensuring convenience for staff and visitors.

The office offers approximately 180 m<sup>2</sup> of internal space, with a total area of 221 m<sup>2</sup>, including a balcony. It also benefits from 3 underground parking spaces, making it highly practical for daily operations.

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### Property Info

Covered Area	<b>221</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>8</b>
Furnishing	<b>Furnished</b>

### Plot / Area Info

### Additional info

Reference Number	<b>12860</b>
Property type	<b>Office</b>
Construction Year	<b>2025</b>

### Amenities

#### Location

**Location:** Limassol - Agios Spyridon      Region: **Limassol**  
**Coordinates:** **34.67547329 / 33.01135181**

## 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





