

## 240m<sup>2</sup> Office for Rent in Limassol - Tsiflikoudia

We are delighted to present a modern, fully renovated office space available for rent in a prime location next to Limassol Port. Perfectly positioned just 1 km from Limassol Marina and 2 km from Limassol Mall, this office combines convenience, functionality, and breathtaking views. Located on the 4th of the building, the space offers panoramic views of Limassol in every direction.



### Property Highlights:

Type: Office (Used, Fully Renovated in 2024)

Layout: Bright open-plan workspace

Floor: 4th of 8

Total Covered Area: 240 m<sup>2</sup>

Furnishing: Unfurnished

Kitchens: 1

Toilets: 4

Energy Efficiency: Class B+

Year of Construction: 1994

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### Property Info

### Plot / Area Info

### Additional info

Covered Area **240**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

Reference Number **33392**  
 Property type **Office**  
 Condition **Pre-Owned**  
 View **City view**

### Amenities

### Location

- Elevator

**Location:** Limassol - Tsiflikoudia      Region: **Limassol**  
**Coordinates:** **34.662018 / 33.017847**

## Price: €5 500 + VAT

VAT for this property is **€564** or **€1,045**. 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>~€82.50</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€23.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€5 500 on Apr 26, 2026



