


## 285m<sup>2</sup> Office for Rent in Limassol District

A rare, full-floor designer office penthouse spanning the 21st and 22nd floors of an iconic high-rise development. Perfectly positioned in the heart of the city on Makariou Avenue, this corporate sky office offers an unparalleled combination of elevated privacy, panoramic 360-degree views and an iconic workplace setting just minutes from the seafront. 

### Property Details:

- Covered Internal Area: 285 m<sup>2</sup>
- Private Roof Garden: 305 m<sup>2</sup>
- Common Areas: 177 m<sup>2</sup>
- Full-floor luxury office across two levels (21st-22nd floors)
- Approx. 100m above ground level
- Offered in premium core & shell condition, allowing complete flexibility fo...

### Property Info

Covered Area  
Heating  
Air Conditioning

**285**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**18967**  
**Office**  
**Brand New**  
**Sea view**

### Amenities

- Gym

### Location

Region: **Limassol**  
Coordinates: **34.68714188 / 33.05008462**

## Price: €46 470 + VAT

VAT for this property is **€5,405** or **€8,829**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€163.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€46 470 on May 20, 2026

