

## 172m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

Modern Office Space in Limassol Business District

Situated in the heart of Limassol’s thriving business district, this office offers the perfect balance of prestige, functionality, and accessibility. With its central location close to banks, courts, and government offices, it provides an ideal setting for companies seeking visibility and convenience in a professional environment.

Office Features

This office is designed with flexibility in mind, offering a spacious open-plan layout that can be customized to suit individual business needs. Large windows fill the space with natural light, creating a bright and motivating atmosphere for both staff and clients.

Modern...



### Property Info

Covered Area	<b>172</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>7207</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis

Region: **Limassol**

Coordinates: **34.686866868885 / 33.049921713167**

## Price: €1 600 000 + VAT

VAT for this property is **€108,651** or **€304,000**. 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>€9 302.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€750 000 on Mar 29, 2024

€1 600 000 on Feb 25, 2026

