

550m² Office for Sale in Limassol - Agia Fyla

Brand-new Luxury Office Located on a Modern Class A' Business Centre in Limassol with panoramic views & very easy access to Highway! Key Features

550m2 – Whole Office Floor
Energy category class A'
Photovoltaic systems for Energy Saving for the Office Floor!
Panoramic views
Easy access
Easy parking
Modern class A' business centre
Raised flooring
Fire protection systems
2 KONE Elevators
Fully Airconditioning systems
6 toilets

Delivery: November 2025

(More offices are currently available in the same Building)

Property Info	Plot / Area Info	Additional info
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Covered Area **550**Air Conditioning **Yes**

Property type Office
Condition Brand New

Reference Number **54980**

Condition Brand New

Construction Year **2025**

Amenities Location

• Storage room Location: Limassol - Agia Fyla Region: Limassol



Price: €3 255 000 + VAT

VAT for this property is **€494,168** or **€618,450**. 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	Excluded	Title transfer fee	Title transfer fee None		None
		Price per SQM	€5 918.00/m²	Common expenses	None

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	307/L	name	SERVICES LTD

Phone: +35725310243, +35770000889

Price change history

€2 730 000 on Nov 21, 2024 €3 000 000 on May 14, 2025 €3 255 000 on Oct 23, 2025













