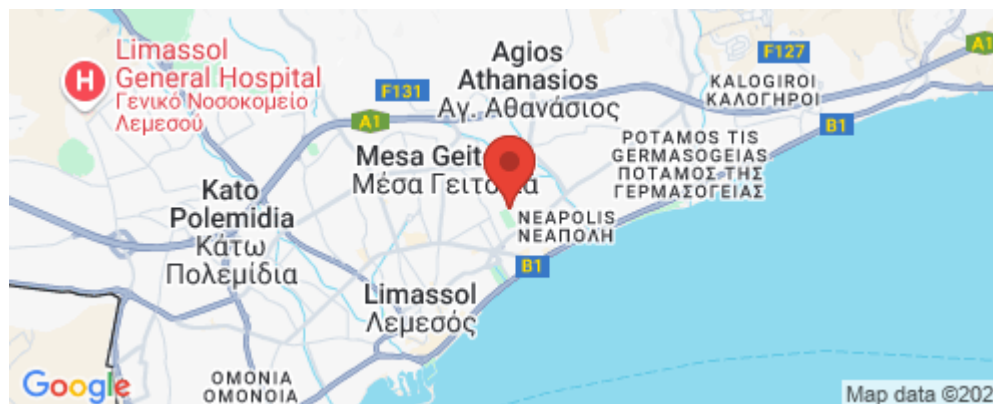


## 200m<sup>2</sup> Office for Sale in Limassol - Agios Nicolaos

Spacious four room office for sale in Agios Nikolaos , Limassol



Discover your next workspace in this modern and spacious office, thoughtfully designed to boost productivity and convenience.

Ideally located near the Agios Nicolas roundabout, this property features four large, bright rooms perfect for offices or meeting spaces, along with a welcoming entrance and waiting area to leave a lasting impression.

It includes two toilets for added comfort, a big kitchen ideal for breaks or team lunches, and a stunning 90m<sup>2</sup> balcony where you can enjoy fresh air and relaxation.

An additional service balcony provides extra utility or storage space.

With ample par...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **200**  
Energy Efficiency **B+**

Reference Number **54466**  
Property type **Office**  
Condition **Brand New**  
Construction Year **1991-2000**

### Amenities

### Location

Apr 27, 2025

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<https://index.cy/sale/5392738>



- Elevator

**Location:** Limassol - Agios Nicolaos

Region: **Limassol**

Coordinates: **34.6925492672 / 33.056623108782**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €550 000 + VAT**

VAT for this property is **€46,750** or **€104,500**. 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>€2 750.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

**Price change history**

€550 000 on Dec 13, 2024









