


## 120m<sup>2</sup> Office for Sale in Limassol District

Discover your next office space in the vibrant area of Agios Nikolaos. This modern, key-ready office spans 120 m2 and is located on the first floor of a seven-story building with an elevator for easy access. Renovated in 2023, this space combines functionality and style, making it perfect for any growing business. 

With two bathrooms available, your team and clients will appreciate the convenience and comfort. The large windows offer a stunning city view, allowing plenty of natural light to brighten your working environment.

- 4 Rooms
- 2 WC
- Internal Area 120 m2
- 1 Kitchen
- Near Amenities
- Double Glazing
- Large veranda

**Price: €460 000 + VAT**

VAT for this property is **€23,000** or **€87,400**. 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>€3 833.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€550 000 on Feb 11, 2025  
€460 000 on Sep 11, 2025





