

## 240m<sup>2</sup> Office for Sale in Limassol - Tsiflikoudia

For Sale – Two Fully Renovated Office Spaces Near Limassol Marina & New Port

Location: Tsiflikoudia, Limassol – Franklin Roosevelt Street

An excellent opportunity to acquire two fully renovated office spaces in a strategic and high-demand business location, ideally situated between Limassol Marina and Limassol's New Port. Located on the first floor of a two-story commercial building, these offices are directly opposite each other and may be used individually or combined into one spacious workplace.

Total Area: 240 m<sup>2</sup>

Energy Efficiency: Class B

Fully Renovated: 2023

Estimated Rental Yield: 7%

Office 1 – 180 m<sup>2</sup>

\* Reception a...

### Property Info

Covered Area **240**  
Energy Efficiency **B**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **237484**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

• Parking

### Location

**Location:** Limassol - Tsiflikoudia Region: **Limassol**

## Price: €700 000 + VAT

VAT for this property is **€71,750** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 917.00/m²</b>		

## Representative: MySpace

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## Price change history

€700 000 on Jun 19, 2025

