

## Office for Sale in Larnaca - Agios Nikolaos, Limassol District

A state-of-the-art office space located on the top floor of a commercial building at the Agios Nikolaos Roundabout, offering breathtaking sea views from every room. Designed for comfort, functionality, and style, this 400 m<sup>2</sup> office is ideal for a dynamic and growing business. 

### Key Features:

- ✓ 400 m<sup>2</sup> total area
- ✓ 10 private offices + 2 open-plan areas
- ✓ Spacious veranda
- ✓ 4 restrooms (2 men's, 2 women's)
- ✓ Capacity: up to 50 people
- ✓ Combination of open workspace and private rooms
- ✓ Industrial interior design with luxury black aluminum finishes
- ✓ Large modern kitchen
- ✓ VRV air conditioning system throughou...

### Property Info

Floor Number **6**  
 Total Number of Floors **6**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **7745**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos  
 Coordinates: **34.687833759796 / 33.054770839663**

Region: **Limassol**

**Price: €1 900 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>N/A</b>		

**Representative: RealDeal Estates**

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**Price change history**

€2 500 000 on Jul 17, 2025  
€1 900 000 on Jan 10, 2026





