

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 m² office is ideal for a dynamic and growing business.



Key Features:

- ✓ 400 m² 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 Region: **Limassol**
Coordinates: **34.687833759796 / 33.054770839663**

Price: €2 500 000 + VAT

VAT	Excluded	Title transfer fee	~€96 600.00	Common expenses	None
		Price per SQM	N/A		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€2 500 000 on Jul 17, 2025





