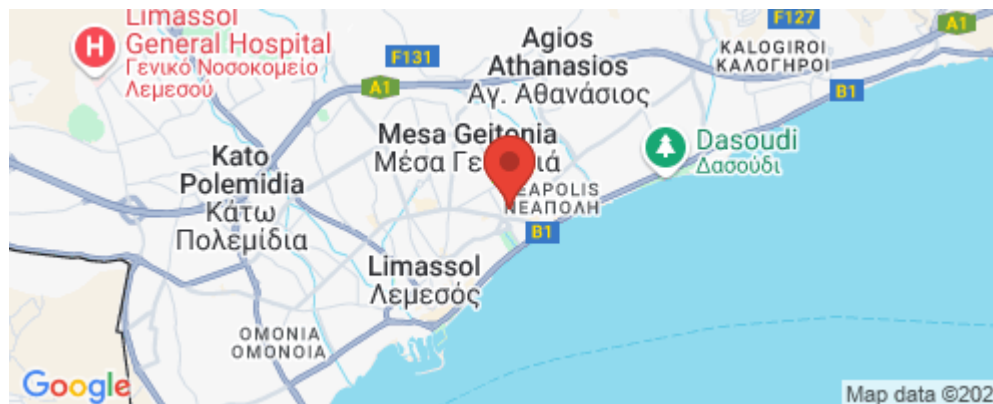


Office for Sale in Larnaca - Agios Nikolaos, Limassol District

A state-of-the-art office space located on the top floor of a commercial building at the Agios Nicolaos 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 throughout...

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

Location



- Elevator

Location: Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.687833759796 / 33.054770839663**

www.index.cy - All Cyprus Real Estate

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

