

400m² Office for Sale in Limassol District

A rare opportunity to acquire a state-of-the-art commercial office space in one of Limassol's most strategic and sought-after business locations — just off Agios Nikolaos Roundabout. This ultra-modern, fully equipped top-floor office combines high-end functionality with panoramic views of the sea and park, delivering an ideal environment for innovation-driven businesses.



Property Highlights:

400 SQM of premium office space

Top floor location with panoramic sea views from every room

10 private offices + 2 open-plan zones for collaboration

4 restrooms (2 men's, 2 women's)

Large kitchen area and spacious veranda

Designed to comfortably ...

Property Info

Covered Area

400

Furnishing

Unfurnished

Air Conditioning

All rooms, Yes

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number

30502

Property type

Office

Condition

Pre-Owned

Amenities

- Elevator

Location

Region: **Limassol**

Coordinates: **34.686777 / 33.05367**

Price: €2 500 000 + VAT

VAT for this property is **€343,750** or **€475,000**. 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	Excluded	Title transfer fee	~€96 600.00	Common expenses	None
		Price per SQM	€6 250.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€2 500 000 on Jul 19, 2025

