

## 400m<sup>2</sup> 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	<b>Excluded</b>	Title transfer fee	<b>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€2 500 000 on Jul 19, 2025









