

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 SOM 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 | | Plot / Area I | nfo | Additional info | |
|------------------|----------------|---------------|--------------|------------------|------------------|
| Covered Area | 400 | | | Reference Number | 30502 |
| Furnishing | Unfurnished | Parking | Covered, Yes | Property type | Office |
| Air Conditioning | All rooms, Yes | | | Condition | Pre-Owned |



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 | Evaludad | Title transfer fee | ~ €96 600.00 | Common expenses | None |
|-----|----------|--------------------|---------------------|-----------------|------|
| | Excluded | Price per SOM | €6 250.00/m² | | None |

Representative: FOX

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Price change history

€2 500 000 on Jul 19, 2025



