

## 2223m<sup>2</sup> Office for Sale in Limassol - Omonoia

Business Center – Omonia, Limassol

This premium A-Class business center is strategically located on Omonia Street, one of Limassol's most dynamic commercial corridors, offering an exceptional setting for companies seeking prestige, visibility, and functionality. With seamless access to Limassol Port, major highway routes to Larnaca and Paphos airports, and the city center, it provides an ideal base for both regional and international operations.

The building's striking stepped-glass façade and spacious lobby set the tone for a modern and professional workspace. Spread across five floors, the flexible office layouts are designed to accommodate a wide range of business ...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>2223</b>           |
| Covered Veranda        | <b>413</b>            |
| Uncovered Veranda      | <b>200</b>            |
| Total Number of Floors | <b>5</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>238659</b> |
| Property type     | <b>Office</b> |
| Construction Year | <b>2027</b>   |

### Amenities

### Location

**Location:** Limassol - Omonoia Region: **Limassol**

## Price: €9 900 000 + VAT

VAT for this property is **€1,787,478** or **€1,881,000**. 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>~€392 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 453.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |  |

## Price change history

€9 900 000 on Aug 12, 2025





