

## 240m<sup>2</sup> Office for Sale in Limassol - Tsiflikoudia

We are pleased to offer two fully renovated office spaces for sale in a prime location on Franklin Roosevelt Street, ideally situated between Limassol Marina and the New Port. Located on the first floor of a two-story building, the two offices are opposite each other and can be used as one.

The property is strategically positioned close to essential infrastructure, including administrative buildings, banks, and the offices of both local and international companies—making it an excellent choice for your business operations.

### Office 1

- Total Area: 180 m<sup>2</sup>
- Reception Area
- 9 Spacious Offices
- Conference Room
- Server Room
- K...

### Property Info

Covered Area **240**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **238906**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Tsiflikoudia Region: **Limassol**

**Price: €700 000 + VAT**

VAT for this property is **€71,750** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 917.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€700 000 on Aug 22, 2025



