

## 80m<sup>2</sup> Office for Sale in Limassol - Agia Zoni

Renovated Office on Makarios Avenue, Limassol

Modern first-floor office, fully renovated in 2018 with a minimal, clean design. Features include raised flooring, glass partitions, double-glazed windows, full A/C, CYTA fiber connection, master light switch, illuminated signs, concealed mini kitchen, and brand-new electrical & plumbing installations.

The office offers 2 marble-finished toilets, 3 balconies (one overlooking Makarios Avenue), and abundant natural light.

Prime location in the heart of Limassol's shopping and business district. Currently rented, providing an average yield of 4%.

### Property Info

Covered Area **80**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **238934**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agia Zoni Region: **Limassol**

**Price: €340 000 + VAT**

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 250.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€320 000 on Aug 22, 2025

€340 000 on Nov 9, 2025

