

85m² Office for Sale in Larnaca District

Quarter Floor in Commercial Building in Central area of Agios Ioannis, Limassol. The property is situated in a prime location, close to a plethora of amenities and services such as schools, shops, pharmacies etc. In addition, it enjoys excellent access to the Limassol city center and the motorway.

The property for sale is the 1/4 of the floor, part of a modern and elegant building with ergonomic offices. The corresponded area is 85 sqm and the total covered area of the building is 3.250 sqm.

It is worth mentioning that the building has corner position and comprised of 6 floors. It is considered hot spot area, ideal for Medical offices and Doctor Offices.

Extra: Busine...

Property Info	Plot / Area Info		Additional info	
Covered Area	85		Reference Number	52827
Air Conditioning	All rooms, Yes	Parking	Property type	Office
				Condition
Amenities				Brand New
Location				
Region: Larnaca				
Coordinates: 34.677159783028 / 33.02268796809				

Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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	Excluded	Title transfer fee Price per SQM	None €4 706.00/m²	Common expenses	None
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Representative: Kalogirou Real Estate

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Price change history

€400 000 on Aug 23, 2025

