

Office for Sale in Limassol - Agia Fyla

This modern luxury office occupies the entire fifth floor and roof garden of a newly built business center, offering a premium working environment with breathtaking views over Limassol city and Limassol Bay.



□ Prime Location

Strategically located along the Limassol-Nicosia motorway, between the Ayia Fyla and Mesa Geitonia roundabouts, with immediate access via the exit in front of the Mediterranean Hospital. The location provides excellent connectivity to Paphos, Larnaca, and Nicosia. Larnaca International Airport is only 45 minutes away, while Paphos International Airport is just 35 minutes.

□ Office Features

✓ Entire 5th floor and private roof garden ...

Property Info

Covered Veranda	82
Floor Number	5
Total Number of Floors	5
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Additional info

Reference Number	8835
Property type	Office
Condition	Under Construction

Amenities

- Elevator

Location

Location: Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.70551105035 / 33.03267003214**

Price: €5 300 000 + VAT

VAT	Excluded	Title transfer fee Price per SQM	None N/A	Common expenses	None
-----	-----------------	-------------------------------------	---------------------	-----------------	-------------

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€5 300 000 on Sep 11, 2025



