

## 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	<b>82</b>
Floor Number	<b>5</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>8835</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>

#### Amenities

- Elevator

#### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.70551105035 / 33.03267003214**

**Price: €5 300 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None N/A</b>	Common expenses	<b>None</b>
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**Representative: RealDeal Estates**

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**Price change history**

€5 300 000 on Sep 11, 2025



