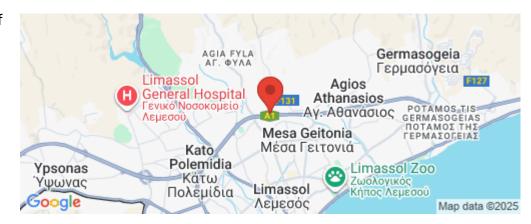


Office for Sale in Limassol - Agia Fyla

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		Plot / Area Info	Additional info	
Covered Veranda	82			
Floor Number	5		Reference Number	8835
Total Number of Floors 5		Property type	Office	
Energy Efficiency	A		Condition	Under Construction
Air Conditioning	All rooms, Yes			

Amenities Location



Location: Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.70551105035** / **33.03267003214**



Price: €5 300 000 + VAT

VAT Excluded Title transfer fee None Price per SQM 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









