

## 85m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

Modern Office Space in Limassol Business District

Situated in the heart of Limassol's thriving business district, this office offers the perfect balance of prestige, functionality, and accessibility. With its central location close to banks, courts, and government offices, it provides an ideal setting for companies seeking visibility and convenience in a professional environment.

Office Features

This office is designed with flexibility in mind, offering a spacious open-plan layout that can be customized to suit individual business needs. Large windows fill the space with natural light, creating a bright and motivating atmosphere for both staff and clients.

Modern...

Property Info		Plot / Area I	nfo	Additional info		
Covered Area	85			Reference Number Property type Condition	235140 Office Under Construction	
Floor Number	4	Doubin a	Covered, Yes			
Total Number of Floors	6	Parking				
Energy Efficiency	Α			Condition	onder construction	

## Amenities Location

• Parking Location: Nicosia - Agios Ioannis Region: Limassol



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	None	Common ovnoncos	None
		Price per SOM	€4 706.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: +35795129336, +35799409010

## **Price change history**

€400 000 on Sep 22, 2025







