

## 177m<sup>2</sup> Office for Sale in Limassol District

For sale is a modern office space under construction in the sought-after area of Agios Ioannis. This spacious office covers 177 square meters of internal area and is situated on the first floor of a five-story building, which features a convenient elevator for easy access. The layout includes one well-appointed bathroom, making it an excellent choice for a professional workspace.



Designed to meet today's needs, the office promises energy efficiency class A, ensuring a comfortable work environment with lower running costs. Enjoy bright, open interiors with contemporary finishes throughout, ideal for creating a productive atmosphere. Large windows offer pleasant city views and ...

### Property Info

Covered Area  
Heating  
Air Conditioning

**177**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **28208**  
Property type **Office**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.675059 / 33.023814**

## Price: €850 000 + VAT

VAT for this property is **€60,653** or **€161,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 802.00/m²</b>		

## Representative: Kazo Real Estate

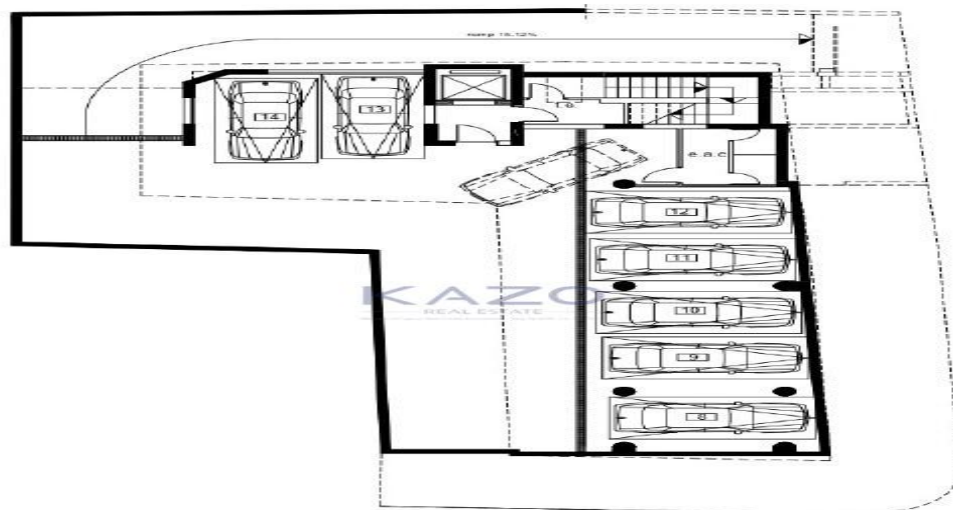
Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

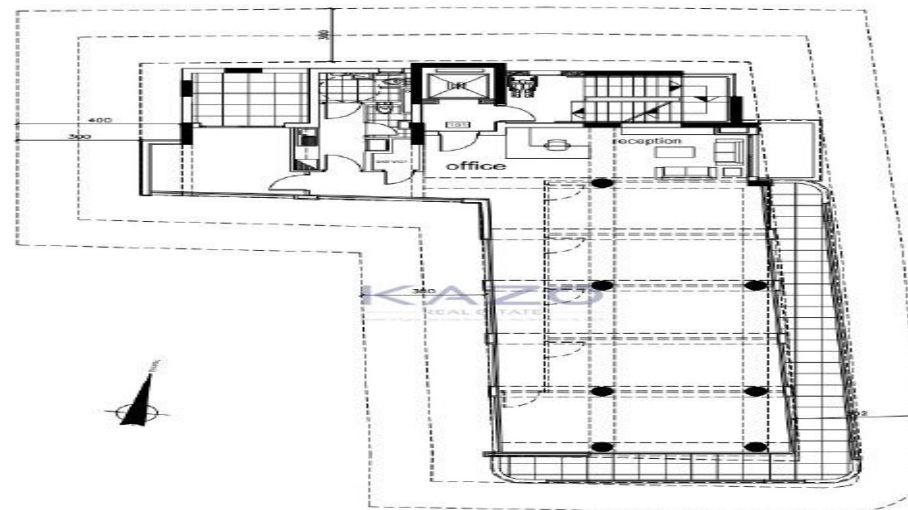
€850 000 on Oct 10, 2025



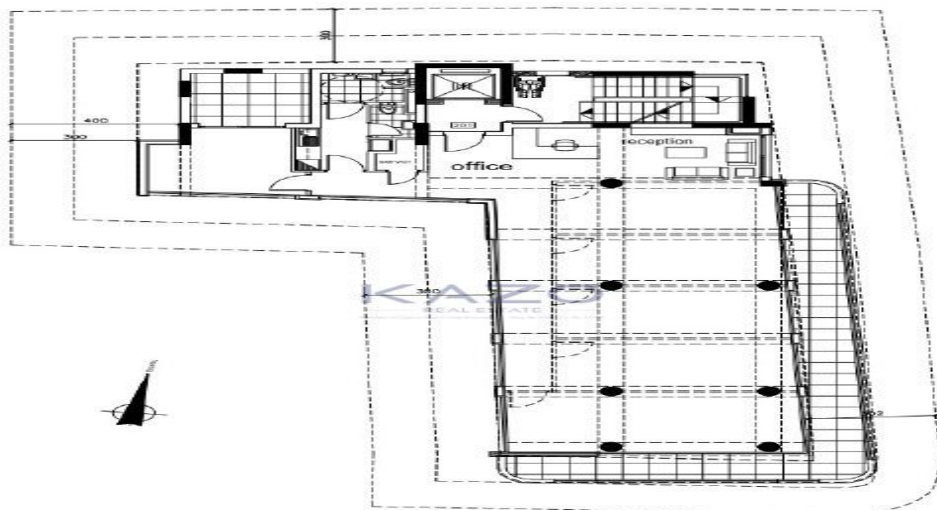




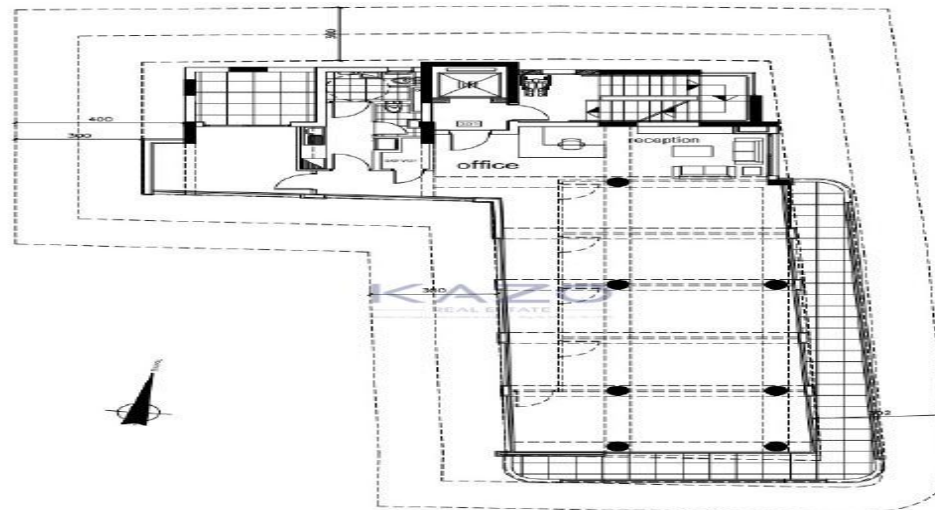
**basement**  
289.48 M2



**1st floor plan**  
BUILDING COEFFICIENT = 196.29 M2  
COVERED VERANDAS ....= 45.32 M2



**2nd floor plan**  
BUILDING COEFFICIENT = 196.29 M2  
COVERED VERANDAS ....= 45.32 M2



**3rd floor plan**  
BUILDING COEFFICIENT = 196.29 M2  
COVERED VERANDAS ....= 45.32 M2

