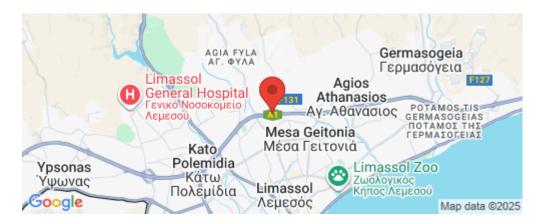


## 466m<sup>2</sup> Office for Sale in Limassol - Agia Fyla

For sale: A key ready, modern office with a spacious internal area of 466 m², ideally located in Agia Fyla. This well-designed office is perfect for businesses seeking a professional environment with a touch of elegance. Completed in October of 2025, it features a top-tier energy efficiency rating of A, ensuring low running costs and a comfortable working atmosphere.



The office is equipped with a central air conditioning system for year-round comfort and includes an elevator for easy access. Large windows offer abundant natural light and provide stunning panoramic and city views, creating a bright and inspiring workspace.

Agia Fyla is a thriving area popular for its conveni...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	466 Central Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition View	28234 Office Brand New City view

Amenities Location

**Location:** Limassol - Agia Fyla Region: **Limassol** 

Coordinates: 34.705276 / 33.032494

Elevator



Price: €3 050 000 + VAT

VAT for this property is €442,054 or €579,500. 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 Excluded Title transfer fee None
Price per SQM €6 545.00/m² Common expenses None

## **Representative: Kazo Real Estate**

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## **Price change history**

€2 900 000 on Oct 14, 2025 €3 050 000 on Oct 24, 2025





















