

466m² 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	466	Parking	Covered, Yes	Reference Number	28234	
Heating	Central Heating, Yes			Property type	Office	
Air Conditioning	All rooms, Yes			Condition	Brand New	
				View	City view	
Amenities		Location				
• Elevator		Location: Limassol - Agia Fyla		Region: Limassol		
		Coordinates: 34.705276 / 33.032494				

Price: €2 900 000 + VAT

VAT for this property is **€420,313** or **€551,000**. 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 expenses	None
		Price per SQM	€6 223.00/m²		

Representative: Kazo Real Estate

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

Price change history

€2 900 000 on Oct 14, 2025





