

## 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 m<sup>2</sup>, 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**

Covered Area  
Heating  
Air Conditioning

**466**  
**Central Heating, Yes**  
**All rooms, Yes**

**Plot / Area Info**

Parking      **Covered, Yes**

**Additional info**

Reference Number      **28234**  
Property type      **Office**  
Condition  
View

**Amenities**

• Elevator

**Location**

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.705276 / 33.032494**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€6 545.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€2 900 000 on Oct 14, 2025

€3 050 000 on Oct 24, 2025





