

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

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 **Brand New**
View **City 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 545.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
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Price change history

€2 900 000 on Oct 14, 2025

€3 050 000 on Oct 24, 2025





