

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

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€2 900 000 on Oct 14, 2025

€3 050 000 on Oct 24, 2025





