

## 80m<sup>2</sup> Office for Sale in Limassol - Agia Zoni

Located on the 1st floor above Mitsingas Wonderland, this office was fully renovated in 2018 by A. Stylianou Architects with a timeless, minimalist design emphasizing clean lines and functionality.



Features include:

- Raised flooring and glass partitions
- Double-glazed windows
- Full air conditioning
- CYTA fiber internet connection
- Master lighting control
- Illuminated signage
- Two marble-finished toilets
- Three balconies, including one facing Makarios Avenue
- Concealed mini kitchen
- Completely updated electrical and plumbing systems

The balcony overlooks Makarios Avenue, placing the off...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **80**  
Floor Number **1**  
Air Conditioning **All rooms, Yes**

Reference Number **9876**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2018**

### Amenities

### Location

**Location:** Limassol - Agia Zoni  
**Coordinates:** **34.687772006156 / 33.047110916746**

Region: **Limassol**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 250.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€330 000 on Nov 5, 2025  
 €340 000 on Nov 12, 2025





