

## 319m<sup>2</sup> Office for Sale in Limassol District

Exceptional investment opportunity in the heart of Limassol city centre, just 300 metres from the beach and surrounded by all amenities — cafés, restaurants, bus stops, and main roads within walking distance. X

The property consists of two adjacent office units occupying the entire 2nd floor of a 4-storey building in excellent condition, with a total covered area of approximately 320 sq.m. Both offices are fully operational and leased to high-quality, stable tenants, generating a 7% return on investment (ROI).

Each office offers a professional layout and modern facilities:

- Reception areas
- Conference rooms
- Kitchenettes
- ...

Property Info	Plot / Area Info	Additional info
Covered Area <b>319</b>		Reference Number <b>31843</b>
Furnishing <b>Unfurnished</b>		Property type <b>Office</b>
Air Conditioning <b>All rooms, Yes</b>		Condition <b>Pre-Owned</b>
Amenities	<b>Location</b>	
• Elevator	Region: <b>Limassol</b> Coordinates: <b>34.68380443912 / 33.052943562462</b>	

## Price: €1 200 000 + VAT

VAT for this property is **€149,003** or **€228,000**. 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€44 600.00</b> <b>€3 762.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 200 000 on Nov 14, 2025







