


## 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. 

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

Covered Area **319**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Location

Region: **Limassol**  
 Coordinates: **34.68380443912 / 33.052943562462**

### Additional info

Reference Number **31843**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

- Elevator

## 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	<b>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 762.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 200 000 on Nov 14, 2025





