


319m² 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	Excluded	Title transfer fee	~€44 600.00	Common expenses	None
		Price per SQM	€3 762.00/m²		

Representative: FOX

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Price change history

€1 200 000 on Nov 14, 2025





