

## 86m<sup>2</sup> Office for Sale in Paralimni, Famagusta District

Located on Paralimni's vibrant 1st April Avenue, this contemporary office offers an exceptional working environment within a modern mixed-use development. Designed for today's professionals, the space combines style, functionality, and comfort, making it ideal for companies seeking a high-quality workplace in a rapidly growing area.



The building features a sleek architectural design that blends diverse materials and clean lines, while large windows allow natural light to fill the office, creating a bright and productive atmosphere. High-end finishes and minimalist aesthetics contribute to an elegant, professional setting suitable for a variety of business types.

With und...

### Property Info

Covered Area	<b>86</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>17</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **10384**  
Property type **Office**

### Amenities

- Parking

### Location

**Location:** Paralimni  
Coordinates: **35.03195547303 / 33.980122832877**

Region: **Famagusta**

## Price: €302 000 + VAT

VAT for this property is **€15,100** or **€57,380**. 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>~€8 680.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 512.00/m<sup>2</sup></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

€302 000 on Nov 19, 2025

