


## 222m<sup>2</sup> Office for Sale in Limassol District

Discover a premium second-floor office for sale in Agios Ioannis, Limassol, located within a landmark five-storey commercial development in one of the city's most sought-after business districts, just minutes from Limassol Marina and the main business avenues. 

Set in the vibrant area of Agios Ioannis, this prestigious commercial property combines contemporary architecture, premium-quality materials, and intelligent office layouts designed to support modern enterprises. The location offers excellent connectivity and immediate access to banks, professional services, dining options, and key lifestyle amenities.

Office Details - 2nd Floor

Internal Area: 177 sqm

**Price: €895 000 + VAT**

VAT for this property is **€85,388** or **€170,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 032.00/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**

€895 000 on Jan 16, 2026



