


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

Discover a premium third-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 – 3rd Floor

Internal Area: 177 sqm

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### Property Info

Covered Area  
Furnishing  
Air Conditioning

**222**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**32488**  
**Office**  
**Brand New**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.673801436883 / 33.022648969049**

## Price: €945 000 + VAT

VAT for this property is **€90,158** or **€179,550**. 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>€4 257.00/m<sup>2</sup></b>		

## Representative: FOX

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

€945 000 on Jan 16, 2026



