

## 222m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

A premium whole-floor office located within a landmark five-storey commercial building in the vibrant heart of Limassol, just steps from Limassol Marina and the city's main business arteries. X

Designed to meet the demands of modern enterprises, this full-floor office offers an exceptional combination of prestige, functionality, and flexibility. The open and adaptable layout allows for customized space planning, making it ideal for corporate headquarters, professional firms, or investment purposes.

Set in one of Limassol's most dynamic commercial districts, the property benefits from immediate access to financial institutions, key services, dining, and lifestyle amenities....

Property Info	Plot / Area Info	Additional info
Covered Area <b>222</b>		
Covered Veranda <b>45</b>		Reference Number <b>11407</b>
Floor Number <b>2</b>		Property type <b>Office</b>
Total Number of Floors <b>5</b>		
Energy Efficiency <b>A</b>		
Amenities	Location	
• Elevator	<b>Location:</b> Nicosia - Agios Ioannis Region: <b>Limassol</b> Coordinates: <b>34.6739204 / 33.0226493</b>	

## 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 Price per SQM	<b>~€32 400.00</b> <b>€4 032.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€895 000 on Jan 24, 2026

