


## 194m<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. 

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

Covered Area	<b>194</b>
Covered Veranda	<b>34</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number **11409**  
Property type **Office**

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
Coordinates: **34.6739204 / 33.0226493**

## Price: €945 000 + VAT

VAT for this property is **€77,256** 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>~€34 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 871.00/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

€945 000 on Jan 24, 2026



