

## 98m<sup>2</sup> Office for Sale in Limassol District

Discover a fantastic opportunity to own a fully renovated ground-floor office in the highly desirable area of Agios Nicolaos. Offering 98 sqm of internal space (49sqm ground floor & 49sqm mezzanine), this modern commercial property blends functionality, visibility, and convenience—ideal for businesses ready to elevate their professional image. 

Recently renovated in 2025, the office presents a fresh, contemporary interior that creates an inviting and productive working environment. The property is offered unfurnished, giving you complete flexibility to design and customize the layout to perfectly suit your company’s operational needs—whether you envision open-plan workstat...

### Property Info

Covered Area	<b>98</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
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### Additional info

Reference Number	<b>32786</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.68769093 / 33.05315834**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 367.00/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

€340 000 on Feb 21, 2026

€330 000 on Mar 11, 2026



