

195m² Office for Sale in Limassol District

Located on the prestigious Amathountos Avenue, directly opposite the Ararat Grand Residences and just 100 meters from Amathus Beach, this brand-new 166 m² property offers a rare combination of flexibility, prime coastal positioning, and strong investment potential. Designed with intelligent adaptability in mind, the space is currently configured as two interconnected professional office suites but can be effortlessly transformed into residential apartments, executive offices, or a hybrid live-work environment.

The layout consists of a smaller two-room suite and a larger three-room suite, connected internally while also capable of operating completely independently. Each zone featu...

Property Info

Covered Area **195**
Energy Efficiency **A**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Additional info

Reference Number **242823**
Property type **Office**
Condition **Brand New**
Bathrooms **3**

Amenities

Location

Region: **Limassol**

Price: €1 190 000 + VAT

VAT for this property is **€97,946** or **€226,100**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 103.00/m²		

Representative: MySpace

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Price change history

€1 349 000 on Mar 3, 2026
 €1 190 000 on Apr 27, 2026







