

## Office for Sale in Larnaca - Agios Nikolaos, Limassol District

Located on one of Limassol's busiest residential and commercial roads, this well-maintained third-floor office offers excellent visibility and accessibility in a high-traffic area surrounded by coffee shops, retail stores, schools, clinics, and numerous everyday amenities. The constant pedestrian and vehicle flow makes it an ideal choice for any client-oriented business. Previously operating as a dental practice, the office is thoughtfully configured and easily adaptable for various professional uses. It comprises a welcoming reception area with seating space, a guest toilet, a separate office kitchen, and three independent unit rooms that can function as private offices, consultation r...



### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>16623</b>     |
| Property type     | <b>Office</b>    |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>1991-2000</b> |
| Bathrooms         | <b>1</b>         |

### Amenities

#### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.691902 / 33.062186**

**Price: €550 000 + VAT**

|     |                 |                    |                    |                 |             |
|-----|-----------------|--------------------|--------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€18 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>N/A</b>         |                 |             |

**Representative: Cyprus Sotheby's International Realty**

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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**Price change history**

€550 000 on Mar 5, 2026









