

## 250m<sup>2</sup> Office for Sale in Limassol District

A spacious 250 m<sup>2</sup> office property for sale on Pafou Avenue in the Omonoia area of Limassol, located on the 1st floor of a well-maintained 3-storey commercial building. The property offers an excellent opportunity for both business use and investment, thanks to its prime location on a main road with easy access to the highway, city center, and public transport. ✖

The office is currently divided into two separate units (50 m<sup>2</sup> and 200 m<sup>2</sup>), which can easily be integrated into one large office space of 250 m<sup>2</sup> if required. This flexible layout makes the property suitable for companies needing multiple departments or for investors looking to rent the units separately.

The office ...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**250**  
**Partially furnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**33070**  
**Office**  
**Pre-Owned**  
**City view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.669049 / 33.012789**

## Price: €650 000 + VAT

VAT for this property is **€68,900** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 600.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€650 000 on Mar 11, 2026





