


147m² Office for Sale in Larnaca - Agios Nikolaos, Limassol District

Set in the highly sought-after area of Agios Nikolaos in Limassol, this contemporary commercial development is designed across six levels, offering a refined and efficient working environment in one of the city's most established business locations. 

The project comprises a collection of spacious, well-designed office spaces arranged over multiple floors, providing flexibility for a variety of professional uses. The architectural concept emphasises clean lines, functionality, and a sense of openness, enhanced by generous ceiling heights that create a bright and comfortable working atmosphere.

The building is complemented by dedicated parking facilities at both ground and unde...

Property Info

Plot / Area Info

Additional info

Covered Area	147
Covered Veranda	20
Floor Number	2
Total Number of Floors	5
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Reference Number	16963
Property type	Office
Condition	Under Construction
Bathrooms	3

Amenities

Location

Location: Larnaca - Agios Nikolaos Region: **Limassol**
Coordinates: **34.689636 / 33.058794**

Price: €1 150 000 + VAT

VAT for this property is **€57,500** or **€218,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€7 823.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 150 000 on Apr 2, 2026

