


## 288m<sup>2</sup> 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	<b>288</b>
Covered Veranda	<b>39</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Reference Number	<b>16968</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

## Price: €2 900 000 + VAT

VAT for this property is **€339,542** or **€551,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 069.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 900 000 on Apr 2, 2026

