

288m² 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

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|------------------------|--------------------------------|
| Covered Area | 288 |
| Covered Veranda | 39 |
| Floor Number | 5 |
| Total Number of Floors | 5 |
| Furnishing | Unfurnished |
| Energy Efficiency | A |
| Heating | Autonomous Heating, Yes |
| Air Conditioning | All rooms, Yes |

| | |
|------------------|---------------------------|
| Reference Number | 16968 |
| Property type | Office |
| Condition | Under Construction |
| Bathrooms | 3 |

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.

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|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €10 069.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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| License number | 517/E | Legal name | ConceptRealty Ltd |
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Price change history

€2 900 000 on Apr 2, 2026



