

## 222m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

A landmark five-storey commercial building with a basement, ideally located in the heart of Limassol, just steps from the marina and main business avenues.

Combining modern architecture with premium materials, the property offers versatile office spaces designed to meet the needs of contemporary businesses. Its strategic location provides easy access to key services, financial institutions, and lifestyle amenities.

An excellent opportunity for a prestigious headquarters or a high-potential investment in one of Limassol's most dynamic business districts.

### Property Info

Covered Area **222**  
Covered Veranda **45**  
Floor Number **2**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **243617**  
Property type **Office**

### Amenities

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €895 000 + VAT

VAT for this property is **€85,388** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 032.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€895 000 on Apr 3, 2026

