

## 590m<sup>2</sup> Office for Sale in Limassol - Agios Nicolaos

For sale is an exclusive designer office penthouse in the Agios Nicolaos area, Limassol, located on floors 21-22 and representing a unique living under the sky format space, ideal for hosting a high-level executive office. The main area is 270 m<sup>2</sup>, with an additional 15 m<sup>2</sup> terrace and 177 m<sup>2</sup> of common areas, creating a large-scale and high-status workspace. The key feature of the facility is a private Roof Garden with an area of 305 m<sup>2</sup>, located at an altitude of about 100 meters, which can be used for business meetings, events, lounge areas and employee recreation with panoramic views of the city. The space is equipped with modern engineering and universal wiring, allowing you to adapt the...

### Property Info

Covered Area **590**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **204179**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**

## Price: €9 300 000 + VAT

VAT for this property is **€1,435,983** or **€1,767,000**. 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>~€368 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 763.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€9 300 000 on Apr 25, 2026



