

## 250m<sup>2</sup> Office for Sale in Limassol - Marina

This fully renovated office is ideally situated on the third floor of a well-maintained commercial building on Spyrou Araouzou Avenue, in one of Limassol's most sought-after seafront locations. The property enjoys a prime position directly opposite the Molos coastline and is just a short five-minute walk from Limassol Marina, offering excellent accessibility and a prestigious business address. The office benefits from a modern and functional layout, featuring a spacious open-plan working area, five separate offices, a dedicated meeting room, a server room, a fully equipped kitchen, a storage room, and two toilets. The interior has been thoughtfully designed to accommodate a variety of b...

### Property Info

Covered Area **250**  
Floor Number **3**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **243911**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Marina Region: **Limassol**

## Price: €1 375 000 + VAT

VAT for this property is **€145,750** or **€261,250**. 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>~€51 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 500.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 375 000 on Apr 27, 2026



