

549m² Office for Sale in Limassol - Agia Fyla

Modern luxury office floor in Agia Fyla, Limassol, offering an exceptional working environment designed for comfort, efficiency and style.

Strategically located along the Limassol motorway with seamless access to Paphos, Larnaca and Nicosia. Larnaca International Airport is a 45-minute drive; Paphos International Airport is 35 minutes away.

The building features modern office spaces designed for flexibility, productivity and well-being. High energy efficiency with controlled micro-climate for year-round comfort. Separate gated parking areas for employees and visitors.

Features include garden, elevator and alarm system.

Property Info

Covered Area **549**
 Energy Efficiency **A**

Plot / Area Info

Parking **Yes**

Additional info

Reference Number **244403**
 Property type **Office**
 Condition **Pre-Owned**
 Construction Year **2025**

Amenities

Location

Location: Limassol - Agia Fyla Region: **Limassol**

Price: €2 900 000 + VAT

VAT for this property is **€440,071** 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	Excluded	Title transfer fee	~€112 600.00	Common expenses	None
		Price per SQM	€5 282.00/m²		

Representative: MySpace

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Price change history

€2 900 000 on May 16, 2026







