

285m² Office for Sale in Limassol District

A rare and prestigious full-floor commercial penthouse opportunity spanning the 21st and 22nd floors of an iconic high-rise tower, perfectly positioned on Makariou Avenue. This elite corporate sky penthouse combines panoramic 360-degree city and sea views, an exclusive private roof garden, and a modern, people-first environment designed for an international headquarters.



Property Details:

- Covered Internal Area: 285 m²
- Private Roof Garden: 305 m²
- Common Areas: 177 m²
- Entire 21st and 22nd-floor duplex penthouse (approx. 100m above ground level)
- Offered in premium core & shell condition, providing an elite blank canvas for a be...

Property Info

Covered Area
Heating
Air Conditioning

285
Central Heating, Yes
All rooms, Yes

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number
Property type
Condition
View

18965
Office
Brand New
Sea view

Amenities

- Gym

Location

Region: **Limassol**
Coordinates: **34.68714188 / 33.05008462**

Price: €9 300 000 + VAT

VAT for this property is **€1,081,737** 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€32 632.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A
Phone: +35722344842			

Price change history

€9 300 000 on May 20, 2026











