

For Sale, Office, Whole Floor, Limassol, Agia Triada

For Sale : **€ 325,000**

Description
Strategic Fifth-Floor Unified Office Suite, Limassol
High-Visibility Professional Hub Near the District Courthouse

Imagine a workplace that instantly commands respect—where the legal and commercial pulse of Limassol meets the exclusivity of a whole-floor presence. Located on the fifth floor, this asset represents a rare opportunity to secure a substantial footprint in the city's most established administrative and business corridor.

Unified Space & Floor Dominance
This strategic property comprises two distinct but unified office units that together dominate the fifth floor:
Office No. 1: Approximately 41m², ideal for a private executive suite or specialized department.
Office No. 2: Approximately 109m², offering a spacious open-plan environment for operations or client-facing services.
Total Unified Area: 150m² (Note: These units are currently unified with a third office to occupy the entire fifth floor, providing a unique "private floor" feel).

Location & Professional Advantages
Situated in the absolute commercial heart of Limassol, your business will thrive on unmatched proximity to essential institutions:
Legal Hub: Just 200m from the Limassol District Courthouse, making it an impeccable choice for legal firms, auditors, or corporate consultants.
Coastal Access: Only 375m north of the 28th of October Avenue (Molos), providing easy access to the seafront and business centers.
Urban Connectivity: Surrounded by high-profile commercial developments, international banks, and professional services.

Investment Details
Price: €325,000 (No VAT applicable).
Current Status: Currently occupied.

Contact G&P Lazarou Estate Agents today at +357 25024949 to discuss this prime commercial acquisition!

Details

Property Type: **Office**
Status: **Available**
Unit Number: **OFFICE No 1&2**
Website

Main Features

Property Subtype: **Whole Floor**
Construction Stage: **Resale**
Construction Year: **1977**

Area

Internal Area: **150m²**

Energy & Heating

Energy Efficiency Grade: **Pending Certification**