



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

(ID:42874), (OFFICE No 1&2) THEMIS TOWER,  
AGIA TRIAS, LIMASSOL, REG. 3/41965 (3/49987,  
3/49988)

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 41m<sup>2</sup>, ideal for a private executive suite or specialized department.

Office No. 2: Approximately 109m<sup>2</sup>, offering a spacious open-plan environment for operations or client-facing services.

Total Unified Area: 150m<sup>2</sup> (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: <b>Office</b> | Status: <b>Available</b> | Unit Number: <b>OFFICE No 1&amp;2</b> |
| <a href="#">Website</a>      |                          |                                       |

### Main Features

|                                      |                                   |                                |
|--------------------------------------|-----------------------------------|--------------------------------|
| Property Subtype: <b>Whole Floor</b> | Construction Stage: <b>Resale</b> | Construction Year: <b>1977</b> |
|--------------------------------------|-----------------------------------|--------------------------------|

### Area

Internal Area: **150m<sup>2</sup>**

### Energy & Heating

Energy Efficiency Grade: **Pending Certification**