

Whole Floor Office Space in Agios Tychon Tourist Area, Limassol

For Sale : **€ 1,190,000**

Description
Located on the prestigious Amathountos Avenue, directly opposite the Ararat Grand Residences and just 100 meters from Amathus Beach, this brand-new 166 m² property offers a rare combination of flexibility, prime coastal positioning, and strong investment potential. Designed with intelligent adaptability in mind, the space is currently configured as two interconnected professional office suites but can be effortlessly transformed into residential apartments, executive offices, or a hybrid live-work environment.

The layout consists of a smaller two-room suite and a larger three-room suite, connected internally while also capable of operating completely independently. Each zone features separate utility systems, individual climate control, and configurable entrances, allowing seamless conversion into either one spacious apartment or two independent units (ideal as a one-bedroom and a two-bedroom residence). This unique structure makes the property equally attractive for professional use, long-term rentals, or short-term luxury accommodation in one of Limassol's most desirable beachfront districts.

The property also includes a 30 m² private climate-controlled garage, suitable for two vehicles or premium storage, along with an additional covered parking space inside a secure gated compound. The building is an exclusive low-rise development with elevator access, modern finishes, energy-efficient construction standards, and one unit per floor to ensure privacy and exclusivity.

Positioned within the renowned Amathus coastal zone near the historic Ancient Amathus, the location is surrounded by five-star resorts, fine dining, wellness centers, and beachfront lifestyle amenities. The area provides excellent connectivity—approximately 6 km from the city center, 35 km from Larnaca International Airport, and 43 km from Paphos International Airport—while maintaining a calm coastal atmosphere away from heavy traffic.

With no VAT applicable, premium location scarcity, and the ability to generate multiple income streams through residential or commercial use, this property represents a distinctive opportunity for investors, business professionals, or lifestyle buyers seeking a modern coastal asset with long-term value and flexibility.

Details

Property Type: **Office**
Status: **Available**
Website

Main Features

Property Subtype: **Whole Floor**
Construction Stage: **Completed**

Area

Covered Area: **195m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition

Gallery
























