

1771m² Office for Rent in Limassol - Agios Athanasios

Experience a high-end, open-plan business environment in one of Cyprus's most prestigious and accessible locations. This modern commercial building is the only one in the country offering such an extensive floor plate, purposefully designed to enhance employee productivity, comfort, and well-being. 

Key Features:

- Full-floor open-plan layout ideal for custom office configurations
- Exceptional parking capacity — 365 spaces (3x more than legally required), the largest of any office building in the region
- Highly efficient office design with no wasted corridor space
- Multi-functional veranda suitable for meetings, events, or breakout areas

Price: €97 405 + VAT

VAT for this property is **€17,352** or **€18,507**. 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	€55.00/m²		

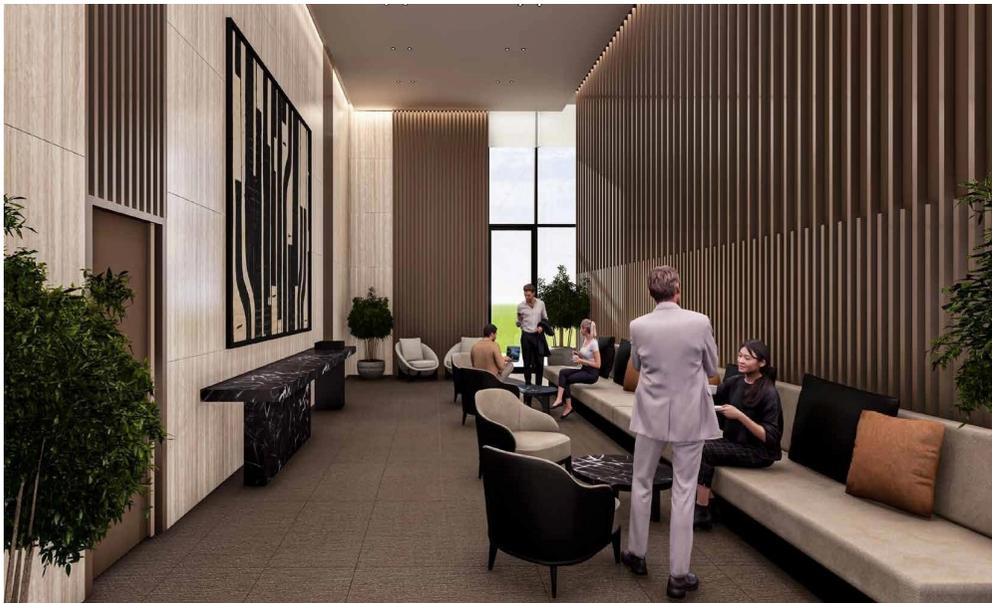
Representative: RealDeal Estates

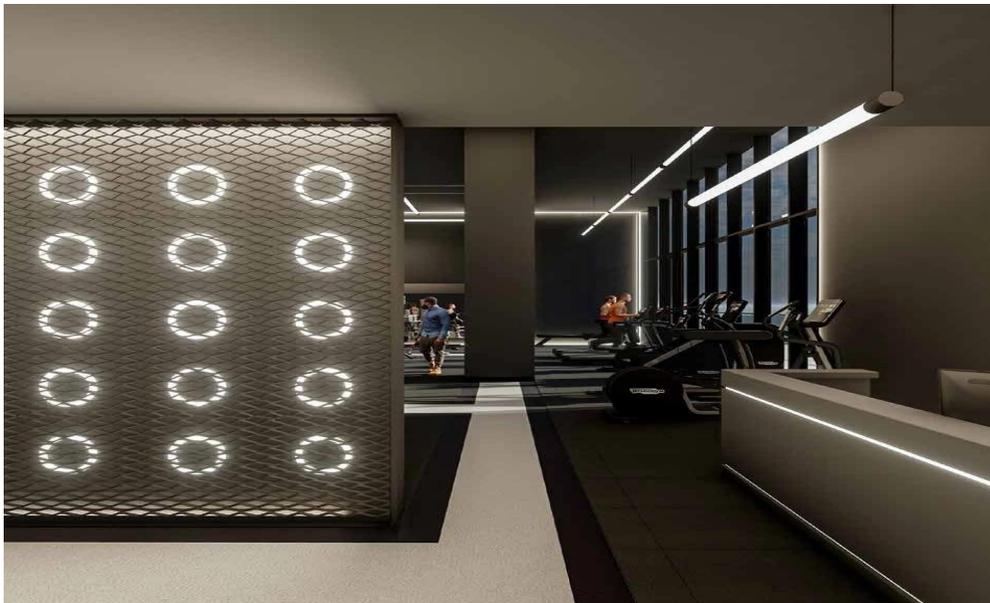
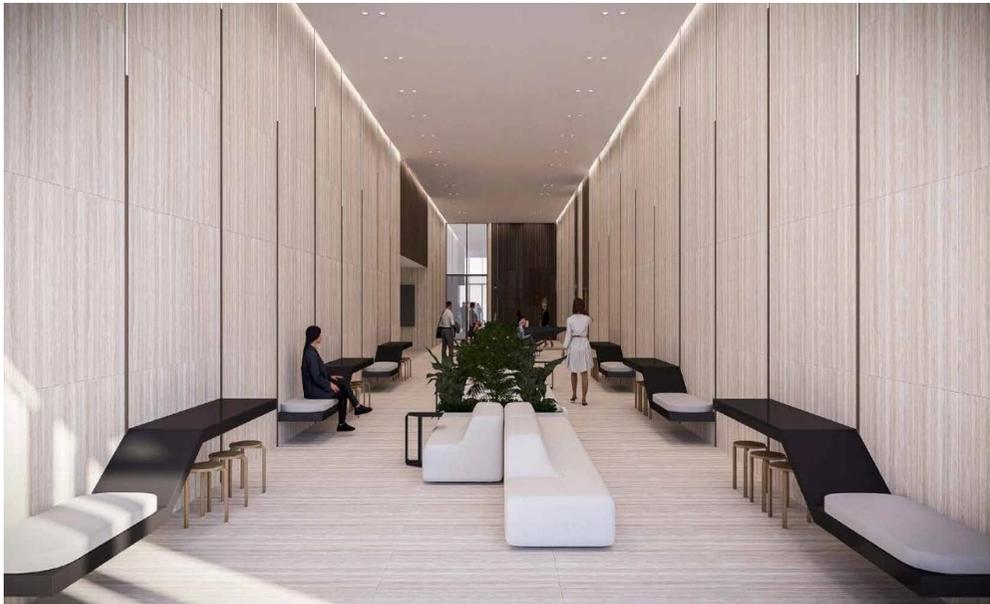
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

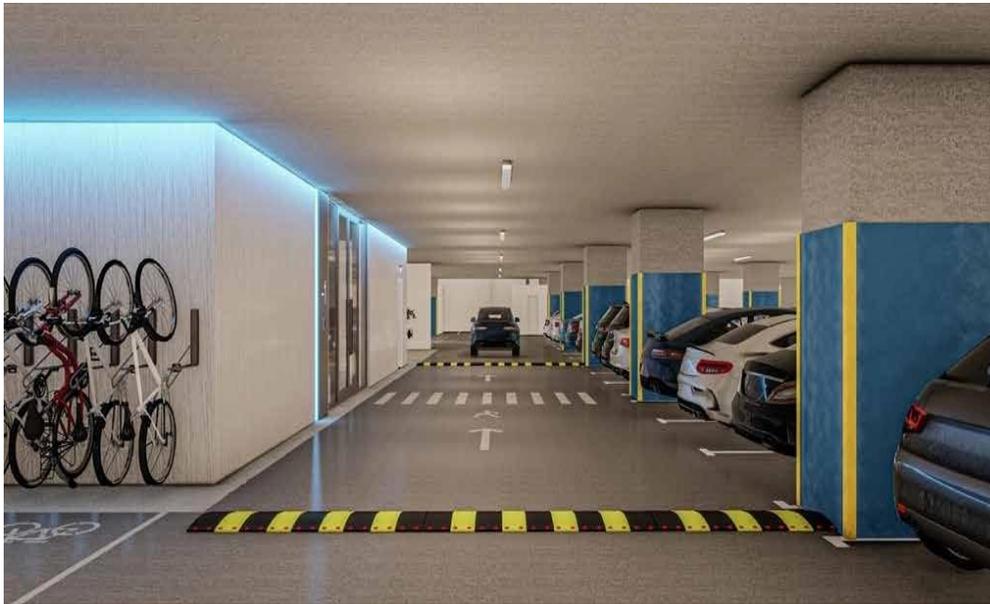
Price change history

€97 405 on Nov 28, 2025

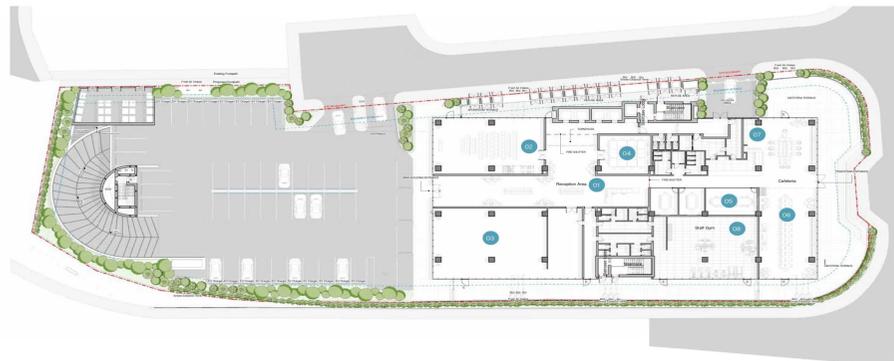




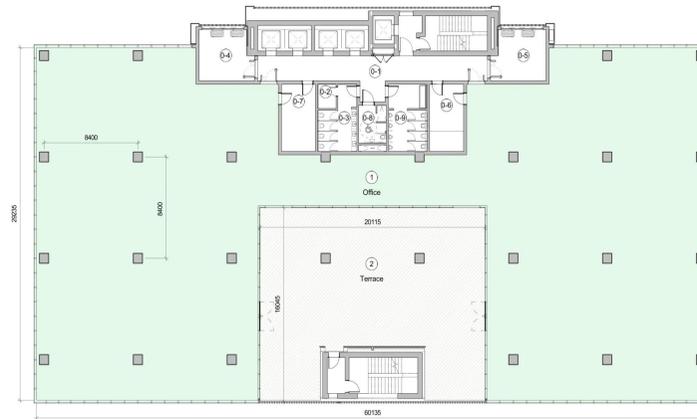




Ground Floor



- O1 Reception
- O2 Conference Centre
- O3 Auditorium
- O4 Executive Room
- O5 Meeting Rooms
- O6 Boardroom
- O7 Lobbies
- O8 Gym
- O9 Offices



Floor plan

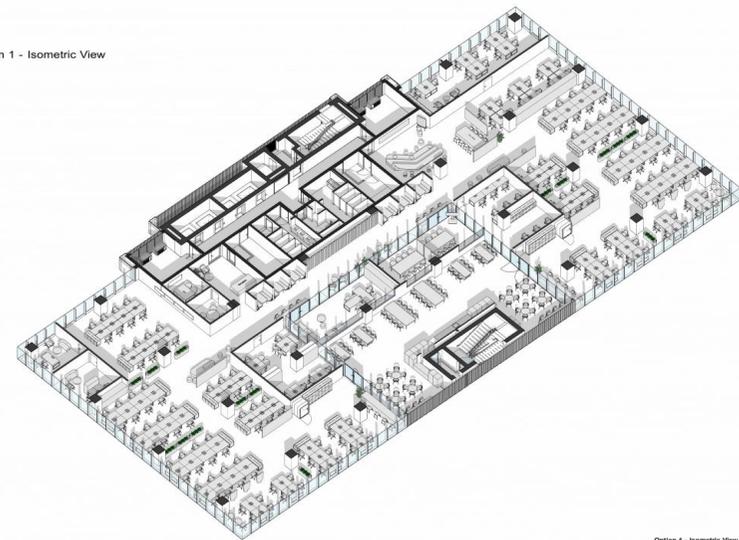
Room specification - One Tenant			
Number	Name	Workspaces/Meeting room capacity	Area, m ²
1	Office		1291.45
2	Terrace		289.52
			1530.70
Common area			
O-1	Public Corridor		46.66
O-2	Janitor's Closet		3.31
O-3	Female W/C		15.61
O-4	MEP Plantroom		19.61
O-5	MEP Plantroom		19.61
O-6	Server room		17.00
O-7	Storage		17.00
O-8	Males W/C		7.55
O-9	Male W/C		14.92
			166.37
TOTAL FLOOR AREA			1708.08



Legend

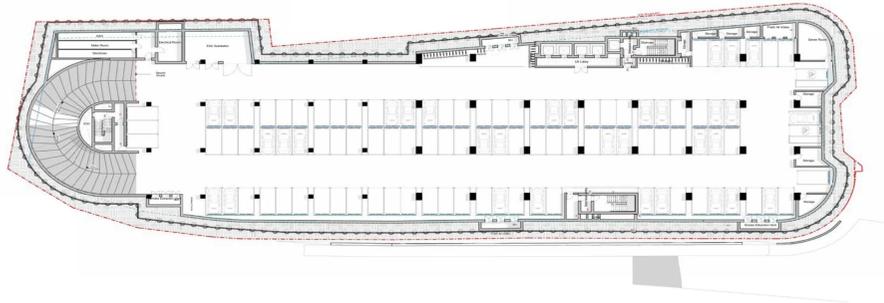
- Office
- Terrace

Option 1 - Isometric View



Option 1 - Isometric View Sheet 01.1.2

Typical Basement Parking



- 01 Reception
- 02 Conference Centre
- 03 Auditorium
- 04 Executive Rooms
- 05 Meeting Rooms
- 06 Boardroom
- 07 Cafeteria
- 08 Gym
- 09 Offices

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