

## 434m<sup>2</sup> Office for Rent in Limassol - Agios Athanasios

A spacious and contemporary office is available for rent in a modern commercial building ideally located near the center of Limassol. Situated on the 3rd floor of a five-storey building, this property offers an excellent balance of visibility, accessibility, and functionality—perfect for businesses looking to establish or expand their presence in one of the city's most sought-after commercial areas.



The office features a generous internal area of 434 sqm, providing ample space for open-plan layouts, private offices, meeting rooms, or collaborative workspaces. The building is designed with one large office per floor, ensuring privacy and a professional environment.

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### Property Info

Covered Area  
Furnishing  
Air Conditioning

**434**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **32590**  
Property type **Office**  
Condition **Pre-Owned**  
View **City view**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.693962 / 33.065208**

## Price: €16 000 + VAT

VAT for this property is **€2,266** or **€3,040**. 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	<b>Excluded</b>	Title transfer fee	<b>~€240.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€37.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€16 000 on Jan 29, 2026

