

## 399m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

Premium Office Development – Limassol Business District



Situated in one of Limassol’s most prestigious business areas, this state-of-the-art commercial project offers unmatched convenience, modern technology, and exceptional facilities for companies seeking a world-class workspace. With direct access to the main highways and proximity to key city locations, it is designed to meet the highest corporate standards.

The building’s infrastructure ensures maximum efficiency and comfort. Automated systems control power supply, lighting, ventilation, and air conditioning, while advanced security measures include access control, video surveillance at all entry points, license p...

### Property Info

Covered Area	<b>399</b>
Covered Veranda	<b>133</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>3904</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.6993619 / 33.0593466**

## Price: €3 990 000 + VAT

VAT for this property is **€548,100** or **€758,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€3 140 000 on Dec 14, 2023  
 €3 190 000 on Mar 18, 2025  
 €3 140 000 on May 6, 2025  
 €3 190 000 on Aug 12, 2025  
 €3 990 000 on Nov 14, 2025





