

## 517m<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        |                | Plot / Area Info | Additional info              |
|----------------------|----------------|------------------|------------------------------|
| Covered Area         | 517            |                  | Deference Number 2010        |
| Covered Veranda      | 175            |                  | Reference Number <b>3910</b> |
| Total Number of Floo | nrs <b>4</b>   |                  | Property type <b>Office</b>  |
|                      |                |                  | Condition Brand New          |
| Energy Efficiency    | A              |                  | Construction Year 2024       |
| Air Conditioning     | All rooms, Yes |                  | Construction real EVET       |

Amenities Location



**Location:** Limassol - Agios Athanasios Region: **Limassol** 

Coordinates: **34.6993619** / **33.0593466** 



Price: €4 140 000 + VAT

VAT for this property is €618,438 or €786,600. 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 SOM      | €8 008.00/m² |                 | None |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

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## **Price change history**

€7 730 000 on Dec 14, 2023 €4 140 000 on Aug 12, 2025











