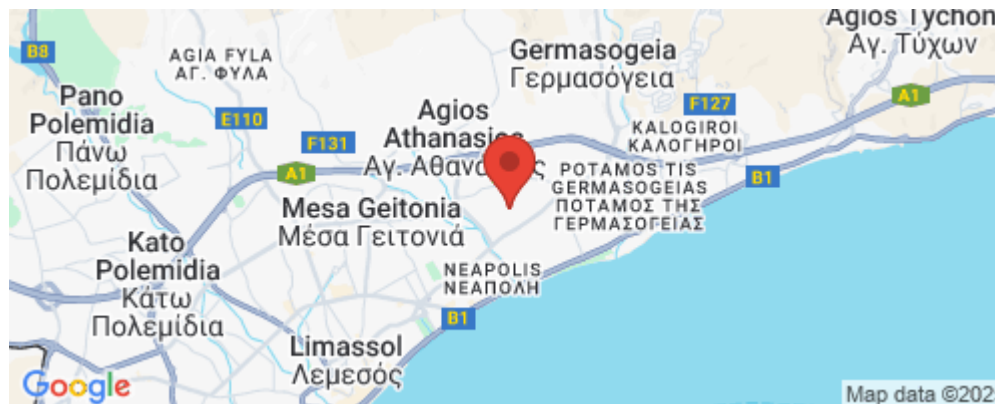


## 284m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

A 4th floor Office in Kolonakiou Avenue, centrally located, with quick access to the highway and a 1-minute drive from the sea. The project comprises of a ground floor office with mezzanine and lobby area at the entrance and 4 typical floors with Reception area.



1st Floor: Covered Area 277 sq.m + Covered Veranda 90 sq.m

2nd, 3rd + 4th Floors: Covered Area 284 sq.m + Covered Veranda 72 sq.m

Roof: 16 sq.m

Lobby: 121 sq.m

Basement: 678 sq.m

Each floor includes 7 offices and a lobby area.

Covered Parking area: 22 parking spaces

### Property Info

Covered Area	<b>284</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>A+</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **1077254**  
Property type **Office**

### Amenities

### Location



**Location:** Limassol - Agios Athanasios    **Region:** **Limassol**  
**Coordinates:** **34.699786 / 33.0690664**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €2 524 000 + VAT**

VAT for this property is **€292,926** or **€479,560**. 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>~€97 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 887.00/m<sup>2</sup></b>		

**Representative: Century 21**

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

**Price change history**

€2 524 000 on Jul 23, 2024

