


## 455m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

This expansive property offers a generous internal area of 455 m<sup>2</sup>, providing ample room for various business needs. 

Agios Athanasios is a highly sought-after area known for its strategic location and vibrant business environment. The region combines a quiet residential atmosphere with easy access to commercial hubs, making it an ideal spot for professionals. The neighbourhood features well-maintained roads, essential services, and a range of dining options, contributing to a balanced work-life setting.

The building boasts energy efficiency rating A, ensuring low operating costs and a commitment to sustainability. An elevator is included, providing easy access to all levels...

### Property Info

Covered Area  
Air Conditioning

**455**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**24684**  
**Office**  
**Brand New**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
Coordinates: **34.699023693579 / 33.056494844181**

Region: **Limassol**

## Price: €3 464 175 + VAT

VAT for this property is **€498,308** or **€658,193**. 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>€7 614.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|                     |                                   |            |                         |
|---------------------|-----------------------------------|------------|-------------------------|
| Registration number | <b>694</b>                        | Email      | <b>info@kazo.com.cy</b> |
| License number      | <b>372/E</b>                      | Legal name | <b>N/A</b>              |
| Phone:              | <b>+35770003020, +35725346402</b> |            |                         |

## Price change history

€3 464 175 on Nov 29, 2024





