

## 420m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

- Office space 420m<sup>2</sup>
- Basement 175m<sup>2</sup>
- 4 WC
- Uncovered Veranda 325m<sup>2</sup>
- Server Room
- 10 Partitioned offices



For sale is a spacious office located in the vibrant area of Agios Athanasios. This well-designed property, built in 2004, offers 420 m<sup>2</sup> of internal space, making it an ideal setting for businesses looking to expand or establish their presence. The office is situated on the top floor and is accessible by an elevator, ensuring convenience for you and your clients.

The property includes a basement for additional storage or workspace and features a central AC system, ensuring comfort throughout the year. This office is unfurnished, a...

### Property Info

Covered Area **420**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **9920**  
Property type **Office**  
Condition **Pre-Owned**  
View **City view**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
Coordinates: **34.700191195255 / 33.06062882621**

## Price: €1 950 000 + VAT

VAT for this property is **€273,000** or **€370,500**. 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>~€74 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 643.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€1 950 000 on Jan 30, 2025









