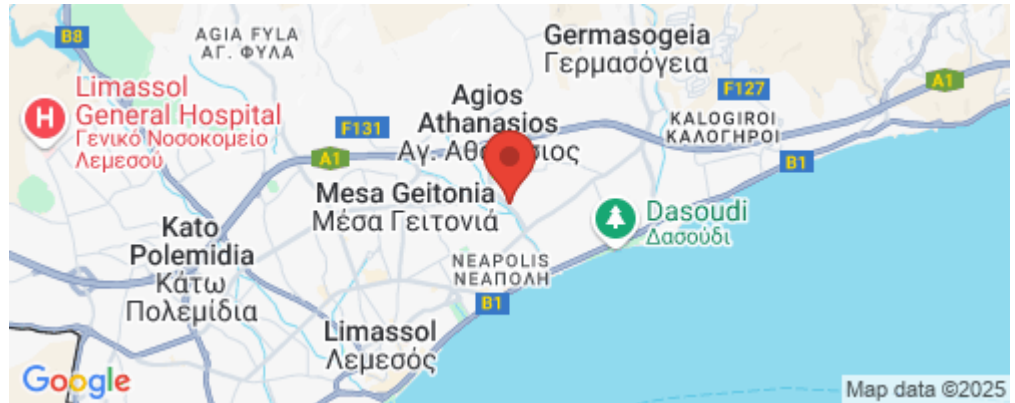


## 215m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

Reference ID: #SA35958 Price details: €1,750,000 + VAT Open plan Sea View Offices available for sale on one of the most prime locations in Limassol, gated in Agios Athanasios, Limassol district. Currently long term rented to a solid international company with a 5,6% ROI. The office belongs to a secured prestigious, relatively new boutique small Business Centre with reception at the lobby, situated in one of the most popular and prestigious streets for offices and retail with fast access to the highway and only 5 minutes driving distance to the coastline. It is an open plan space area with 4 covered verandas around the offices, 2 w/c's, a kitchenette, and server space. Three parking spaces in t...



### Property Info

### Plot / Area Info

Covered Area **215**  
Total Number of Floors **4**

### Additional info

Reference Number **SA35958**  
Property type **Office**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.698567267231 / 33.063264504083**

Region: **Limassol**

## Price: €1 750 000 + VAT

VAT for this property is **€161,570** or **€332,500**. 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>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 140.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 750 000 on Feb 4, 2025





