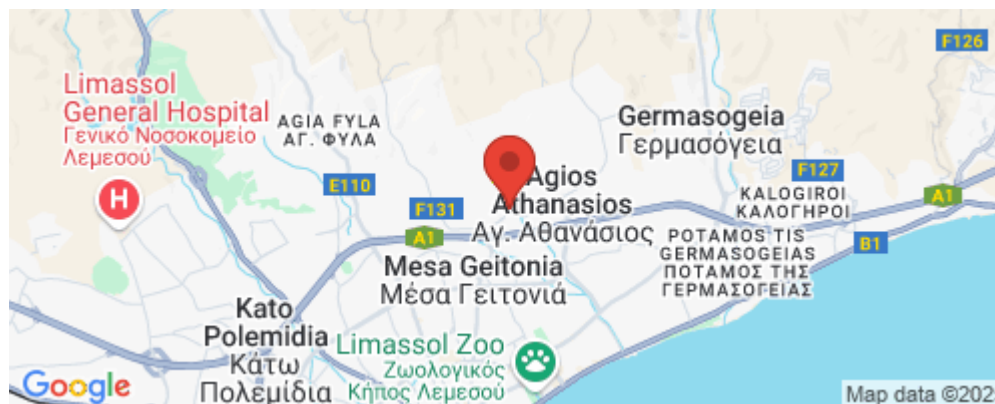


## 550m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

For sale: a prime commercial building located in the vibrant area of Agios Athanasios. This property offers a generous internal space of 550 m2 and a basement of 400m2 making it ideal for a variety of business ventures.



Agios Athanasios is known for its strategic location and excellent accessibility. The area has experienced significant growth, attracting both local and international businesses. With a blend of residential and commercial developments, it boasts a lively atmosphere, making it an appealing place for both customers and employees. The nearby amenities include cafes, shops, and services that cater to a diverse clientele.

This resale property features a versatil...

### Property Info

Covered Area **550**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **54817**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.709053 / 33.050797**

## Price: €1 400 000 + VAT

VAT for this property is **€212,545** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 545.00/m²</b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€1 400 000 on Feb 19, 2025

