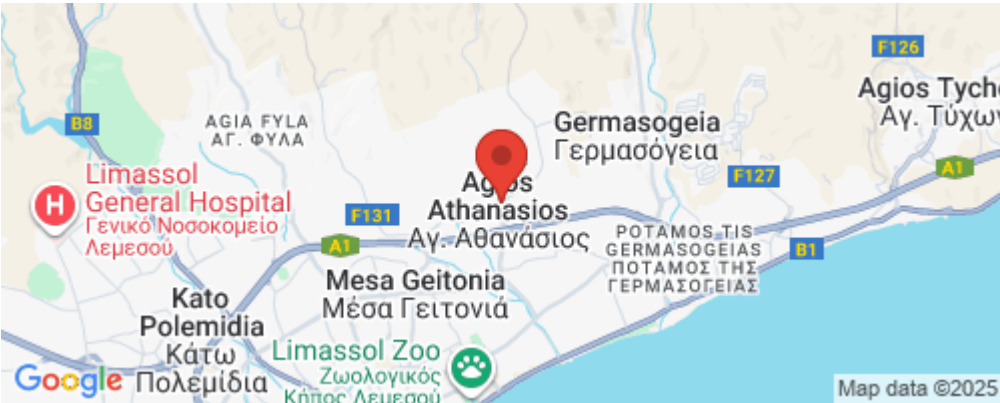


2194m² Building for Sale in Limassol - Agios Athanasios

Reference ID: #SA36171Price details: €12,000,000 +VATA premium commercial building under study in Agios Athanasios, offering a total area of 2,194.6m² across multiple levels. Designed for modern businesses, it features:Basement – 900m², ideal for parking and storage.Ground Floor – 367.4m² (including a 37.4m² lobby), perfect for retail or office space.Mezzanine – 176.4m², enhancing the ground floor’s functionality.1st Floor – 403.1m² (includes 60.8m² of covered space, 110.5m² covered veranda, 112.7m² green area, and 119.1m² mechanical space).2nd Floor – 439.4m² (includes 358.4m² covered space, 31.5m² covered veranda, and 49.5m² uncovered ve...



Property Info

Plot / Area Info

Additional info

|              |      |           |      |                  |                    |
|--------------|------|-----------|------|------------------|--------------------|
| Covered Area | 2194 | Plot area | 1300 | Reference Number | SA36171            |
|              |      |           |      | Property type    | Building           |
|              |      |           |      | Condition        | Under Construction |

Amenities

Location

Location: Limassol - Agios Athanasios  
Coordinates: 34.710792580458 / 33.060220905754

Region: Limassol

## Price: €12 000 000 + VAT

VAT for this property is **€2,165,141** or **€2,280,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 469.00/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

€12 000 000 on Mar 11, 2025



