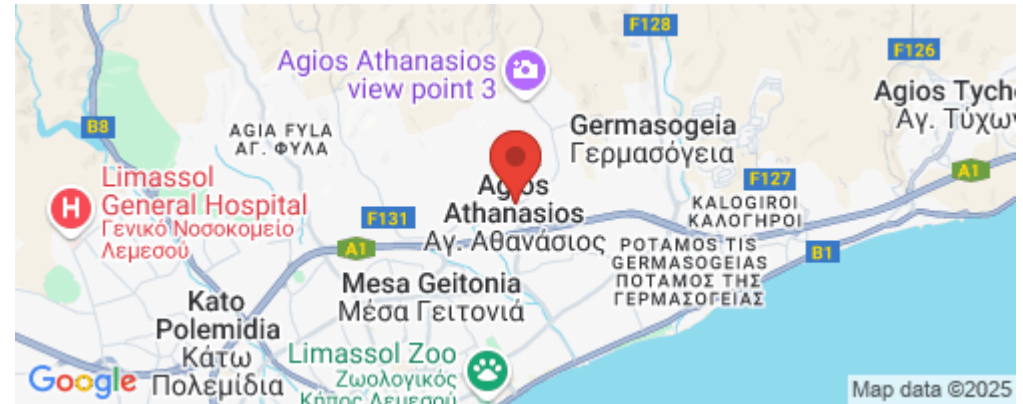


223m² Office for Sale in Limassol - Agios Athanasios

For sale: Off-plan office in Agios Athanasios, located on the 3rd floor. The property offers 223.60 sq.m. of space and 63.60 sq.m. of covered verandas and is situated in a residential area close to the city center, making it ideal for various business purposes.



The office boasts sea and city views, enhancing its appeal, and features an internal staircase for added convenience. It includes modern amenities such as air conditioning, double-glazed windows, and an energy efficiency certificate (Category A).

The property's delivery date is scheduled for May 2026, providing an excellent opportunity for investment in a growing and vibrant area of Limassol.

Property Info

Covered Area **223.6**
 Floor Number **3**
 Energy Efficiency **A**

Plot / Area Info

Additional info

Reference Number **1115366**
 Property type **Office**

Amenities

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
 Coordinates: **34.7111373 / 33.0599452**

Price: €1 700 000 + VAT

VAT for this property is **€162,910** or **€323,000**. 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	Excluded	Title transfer fee	~€64 600.00	Common expenses	None
		Price per SQM	€7 623.00/m²		

Representative: Century 21

Registration number	1141	Email	info@c21cy.com
License number	110/E	Legal name	N/A
Phone: +35725267979			

Price change history

€1 700 000 on Mar 23, 2025

