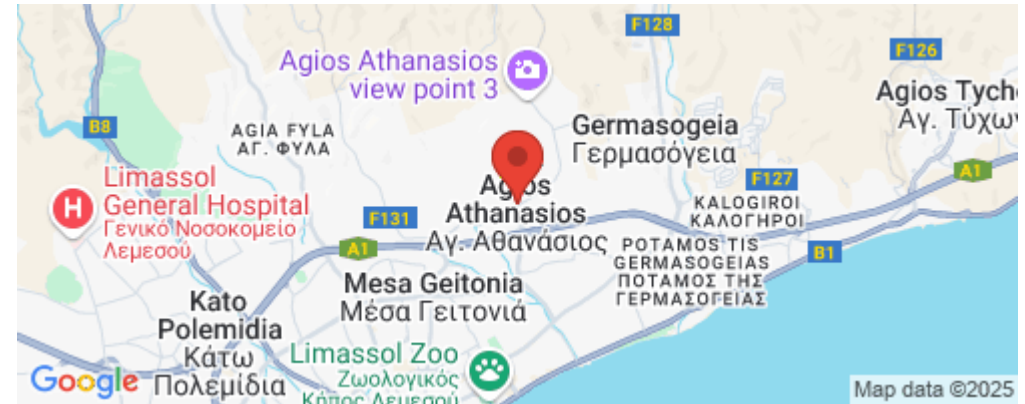


## for Sale in Limassol - Agios Athanasios

For sale: Off-plan shop in Agios Athanasios, located on the ground floor. The property offers 118.40 sq.m. of space and is situated in a residential area close to the city center, making it ideal for various business purposes.



The shop 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 **118.4**  
 Floor Number **0**  
 Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **1115357**  
 Property type

### Amenities

### Location

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

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>~€21 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 169.00/m<sup>2</sup></b>		

## Representative: Century 21

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

## Price change history

€610 000 on Mar 23, 2025

