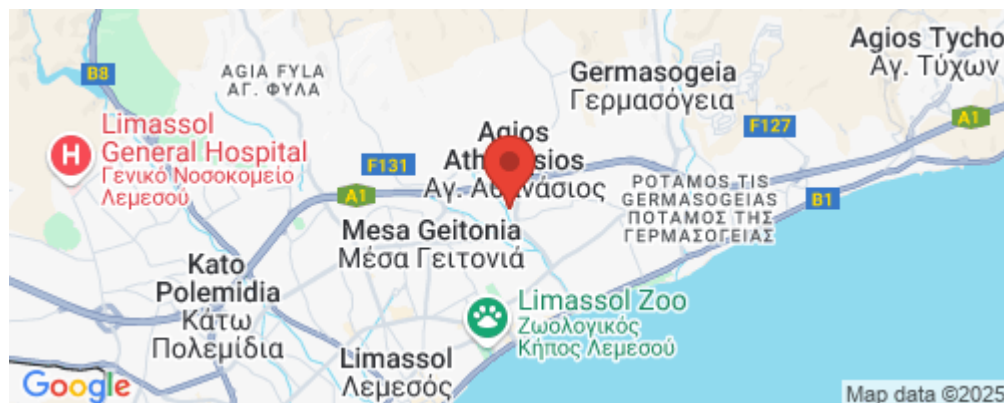


## 464m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

The offices are located in the east part of Limassol, with excellent access to the highway, the city centre and the seafront, as well as short distance to all services like banks, public services, restaurants etc.

Description: Whole 2nd floor offices with partitions, basement parking, store rooms, large uncovered verandas and large lobby at the ground floor. The offices provide access control, air-conditioning, lift, raised floors, false ceilings.

- 2nd Floor Office Area: 464 sq. m
- Covered Parking: 7 parking
- 2 Storage rooms
- Uncovered Verandas: 345 sq. m
- Title Deed
- Rental income Yield: 6%



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**464**

Parking

**Covered, Yes**

Reference Number

**9345**

Property type

**Office**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.702934123564 / 33.058807483158**

## Price: €2 400 000 + VAT

VAT for this property is **€347,379** or **€456,000**. 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>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 172.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

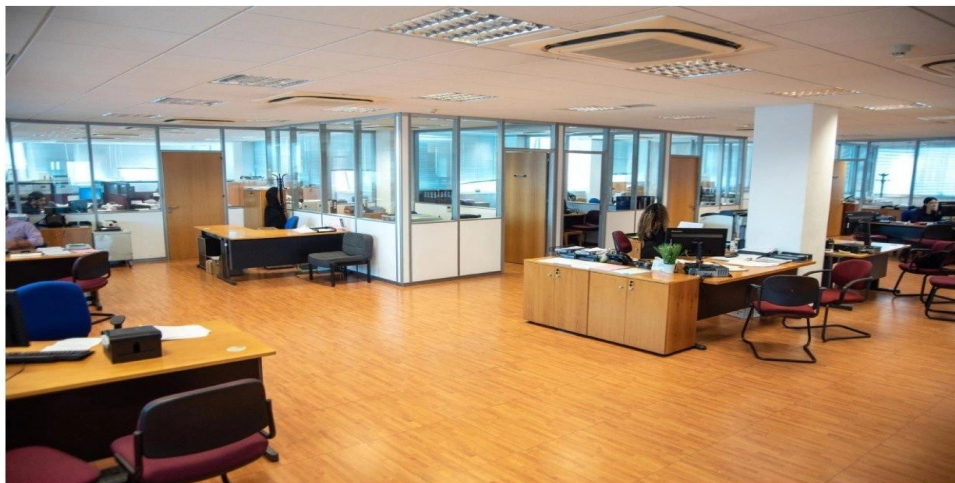
€2 400 000 on Jun 4, 2025



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