


## 454m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

This five-story building offers a select number of 12 contemporary office spaces designed for optimal efficiency and abundant natural light. With its sleek architecture and prime location, offers businesses the ideal environment for growth and success. 

Located on the vibrant Spyrou Kyprianou Avenue in the Agios Athanasios district, providing easy access to the highway and seashore. Surrounded by essential services and upscale dining, this prime location offers the perfect setting to elevate your business's status and convenience.

Interior specification

Design your future workspace according to your needs and vision.

offices:

Shell & Core finishings...

### Property Info

Covered Area  
Furnishing

**454.9**  
**Unfurnished**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**30620**  
**Office**  
**Brand New**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
Coordinates: **34.706811713649 / 33.04459205606**

Region: **Limassol**

## Price: €3 510 000 + VAT

VAT for this property is **€504,543** or **€666,900**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 731.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 510 000 on Jul 26, 2025





