

## 399m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

Delivered by the end of February 2026.



For sale: Modern office space under construction in the sought-after area of Agios Athanasios. This ground-floor unit with mezzanine offers a generous internal area of 399 m<sup>2</sup>, providing ample room for various business needs. The office features its own elevator, ensuring easy access for both staff and clients. With an energy efficiency rating of A, this property is designed for comfort and cost-effective operations.

Agios Athanasios is a vibrant and rapidly developing district, known for its excellent infrastructure and business-friendly environment. The area offers a mix of commercial and residential spaces, with lush parks, schools, ...

### Property Info

Covered Area  
Air Conditioning

**399**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**27232**

**Office**

**Brand New**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.700116224606 / 33.060754760264**

**Price: €3 990 000 + VAT**

VAT for this property is **€548,100** or **€758,100**. 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>€10 000.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€3 190 000 on Jul 30, 2025  
€3 600 000 on Sep 3, 2025  
€3 990 000 on Sep 27, 2025













