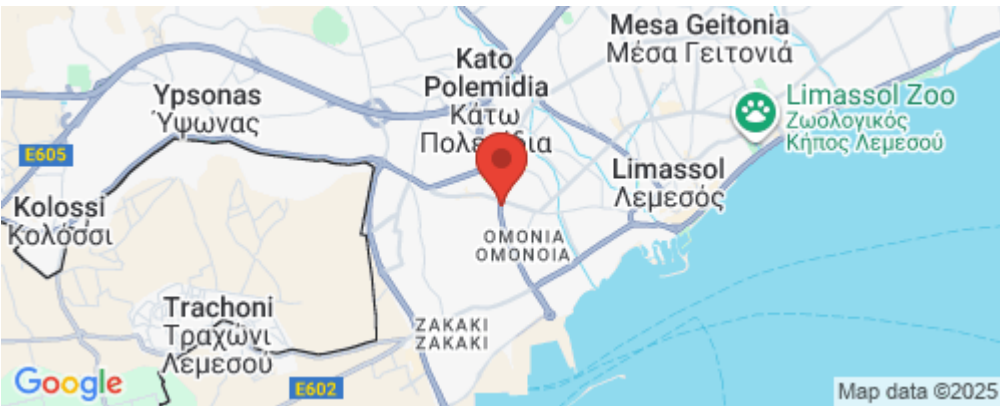


2223m² Building for Sale in Limassol - Agios Athanasios

This modern A-Class office building in the heart of Limassol offers prime workspace in a strategic location on Omonoias Street, with quick access to the port, airports, and city center. The striking stepped-glass design, spacious lobby, and flexible office layouts create a bright, efficient work environment.



Features include high-speed elevators, advanced HVAC, raised flooring, energy-efficient glazing, rooftop photovoltaic panels, secure underground parking, and smart building systems.

Located in a vibrant commercial corridor with banks, businesses, restaurants, and hotels nearby, it ensures excellent regional and international connectivity.

Key Facts:

- ...

Property Info

Covered Area	2223
Total Number of Floors	5

Plot / Area Info

Additional info

Reference Number	8531
Property type	Building

Amenities

- Elevator

Location

Location: Limassol - Agios Athanasios
Coordinates: 34.674326259718 / 33.011523475772

Region: **Limassol**

Price: €9 900 000 + VAT

VAT for this property is **€1,787,478** or **€1,881,000**. 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	~€392 600.00	Common expenses	None
		Price per SQM	€4 453.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

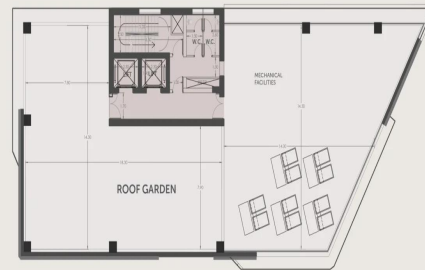
€9 900 000 on Aug 14, 2025



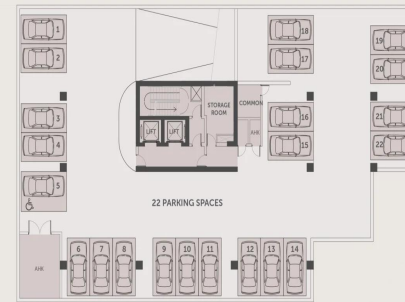
Floor plans
TYPICAL FLOOR 1-5



Floor plans
ROOF GARDEN



Floor plans
BASEMENT



Floor plans
GROUND FLOOR

