

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:

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Property Info		Plot / Area Info	Additional info	
Covered Area	2223		Reference Number	8531
Total Number of Floors	5		Property type	Building

Amenities Location

• Elevator Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.674326259718** / **33.011523475772**



Price: €10 990 000 + VAT

VAT for this property is **€1,984,281** or **€2,088,100**. 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 Excluded

Title transfer fee ~€436 200.00

Price per SQM €4 944.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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Phone: **+35725255505**, **+35794001333**

Price change history

€9 900 000 on Aug 14, 2025 €10 990 000 on Nov 22, 2025

















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