

## 2223m<sup>2</sup> 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	<b>2223</b>	Reference Number
Total Number of Floors	<b>5</b>	Property type

Amenities	Location	
• Elevator	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.674326259718 / 33.011523475772</b>	Region: <b>Limassol</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€436 200.00</b> <b>€4 944.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€9 900 000 on Aug 14, 2025

€10 990 000 on Nov 22, 2025



