


## 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:

- ...

| Property Info          |      | Plot / Area Info                               |  | Additional info  |          |
|------------------------|------|--|--|------------------|----------|
| Covered Area           | 2223 |  |  | Reference Number | 8531     |
| Total Number of Floors | 5    |  |  | Property type    | Building |
| Amenities              |      | Location                                       |  |                  |          |
| • Elevator             |      | Location: 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 | <b>Excluded</b> | Title transfer fee | <b>~€436 200.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 944.00/m²</b> |                 |             |

## 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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€9 900 000 on Aug 14, 2025

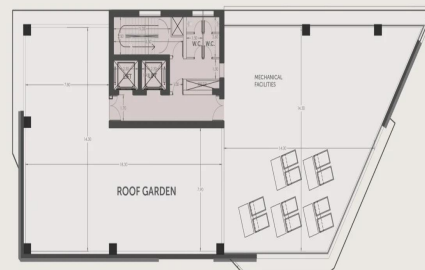
€10 990 000 on Nov 22, 2025



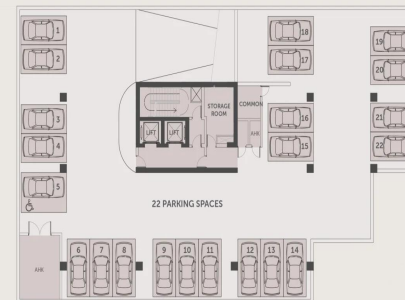
Floor plans  
TYPICAL FLOOR 1-5



Floor plans  
ROOF GARDEN



Floor plans  
BASEMENT



Floor plans  
GROUND FLOOR

