


## 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

Covered Area	<b>2223</b>
Total Number of Floors	<b>5</b>

### Plot / Area Info

### Additional info

Reference Number	<b>8531</b>
Property type	<b>Building</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.674326259718 / 33.011523475772**

Region: **Limassol**

## Price: €11 600 000 + VAT

VAT for this property is **€2,094,418** or **€2,204,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€460 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 218.00/m<sup>2</sup></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  
 €11 600 000 on Feb 28, 2026



