


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: €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	Excluded	Title transfer fee	~€460 600.00	Common expenses	None
		Price per SQM	€5 218.00/m²		

Representative: RealDeal Estates

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Price change history

€9 900 000 on Aug 14, 2025

€10 990 000 on Nov 22, 2025

€11 600 000 on Feb 28, 2026



