

## 921m<sup>2</sup> Commercial for Sale in Limassol

The building is located in the residential area of Agios Athanasios, close to law firms and offices for financial services, shopping centres. The 3 storey building has a selection of 8 spacious apartments of one, two and three bedrooms. The two and three bedroom apartments on the 3rd floor include a roof garden (swimming pool optional). All units feature modern interior design elements and quality building materials. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>921</b> |
| Covered Veranda        | <b>236</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>R30-1BLD</b>         |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>1</b>                |

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## Price: €2 450 000 + VAT

VAT for this property is **€409,637** or **€465,500**. 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>~€94 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 660.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |            |            |   |
|--|------------|------------|---|
| Registration number                      | <b>N/A</b> | Email      | <b>cyp@cyprus-alliance.com</b>                |
| License number                           | <b>N/A</b> | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725355260, +35780004455</b> |            |            |   |

## Price change history

€2 450 000 on Aug 26, 2025

