

## for Sale in Limassol - Agios Athanasios

A shop with an internal area of 55m<sup>2</sup> is located on the ground floor + mezzanine of a four-story building. X

The perfect combination of commercial properties and residential residences on a single site. All functional areas are seamlessly integrated, providing business owners the opportunity to acquire both offices and apartments. This “live and work” concept allows them to save valuable time — because, as we all know, time is money.

The complex is situated in Agios Athanasios, Limassol, surrounded by key business hubs, including: Porsche, Soul Publishing, Brain Rocket.

Everything you need is within walking distance: Grocery stores, cafes, pharmacies and e...

### Property Info

Covered Area **55**

Total Number of Floors **4**

Heating **Underfloor Heating, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **8943**

Property type

Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios    **Region:** **Limassol**  
**Coordinates:** **34.697672 / 33.0627288**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 909.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€435 000 on Sep 16, 2025



