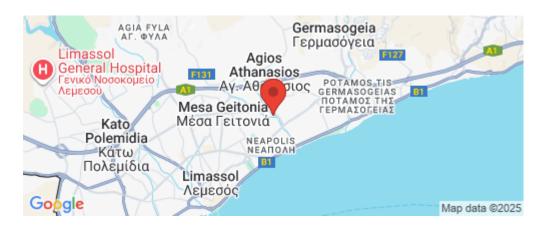


## for Sale in Limassol - Agios Athanasios

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



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		Plot / Area Info		Additional info	
Covered Area	55			Reference Number	8943
Total Number of Floors	4	Parking	Covered, Yes	Property type	
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	1

Amenities Location

• Parking 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 Excluded

Title transfer fee ~€14 000.00

Price per SQM €7 909.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€435 000 on Sep 16, 2025







