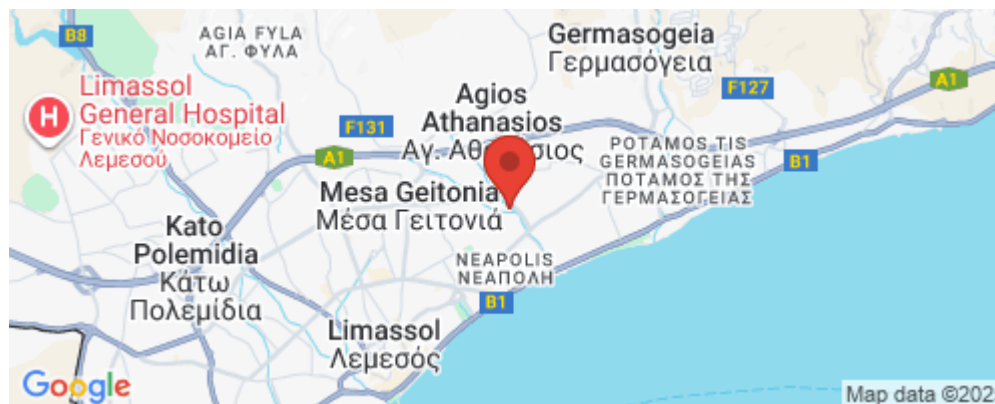


## for Sale in Limassol - Agios Athanasios

A shop with an internal area of 112 m<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...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>112</b>                     |
| Total Number of Floors | <b>4</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

### Additional info

|                  |             |
|------------------|-------------|
| Reference Number | <b>8944</b> |
| Property type    |             |
| Bathrooms        | <b>1</b>    |

### Amenities

### Location

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

## Price: €885 000 + VAT

VAT for this property is **€44,250** or **€168,150**. 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>~€32 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 902.00/m²</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

€885 000 on Sep 16, 2025



