

104m² Office for Sale in Limassol - Agios Athanasios

The office with an internal area of 104 m² is located on the ground floor 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 electro...

Property Info	Plot / Area Info	Additional info	
Covered Area	104	Reference Number 8945	
Total Number of Floors	4		
Heating	Underfloor Heating, Yes	Property type Office	Office

Amenities Location

• Elevator Limassol - Agios Athanasios Region: Limassol

Coordinates: 34.697672 / 33.0627288



Price: €822 000 + VAT

VAT for this property is **€41,100** or **€156,180**. 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 ~€29 480.00

Price per SQM €7 904.00/m²

Common expenses None

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Price change history

€822 000 on Sep 16, 2025









