

187m² Office for Sale in Limassol - Agios Athanasios

The office with an internal area of 179 m² is located on the first 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 electron...

| Property Info | Plot / Area Info | Additional info | |
|------------------------|-------------------------|------------------------------|--|
| Covered Area | 187 | | |
| Covered Veranda | 8 | Reference Number 8946 | |
| Floor Number | 1 | | |
| Total Number of Floors | 4 | Property type Office | |
| Heating | Underfloor Heating, Yes | | |

Amenities Location



Location: Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.697672** / **33.0627288**



Price: €1 490 000 + VAT

VAT for this property is €115,774 or €283,100. 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 | ~€56 200.00 | Common expenses | None |
|-----|----------|--------------------|--------------------|-----------------|------|
| | | Price per SOM | €7 968.00/m² | | 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

€1 490 000 on Sep 16, 2025



















