

## 187m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

The office with an internal area of 179 m<sup>2</sup> is located on the second 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	187		
Covered Veranda	8	Reference Number <b>8948</b>	
Floor Number	2		
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: €1 507 000 + VAT** 

VAT for this property is €117,095 or €286,330. 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	~€ <b>56</b> 880.00	Common expenses	None
		Price per SOM	€8 059.00/m²		None

## **Representative: RealDeal Estates**

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## **Price change history**

€1 507 000 on Sep 16, 2025







