

116m² Office for Sale in Limassol - Agios Athanasios

The office with an internal area of 110 m² is located on the third 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

Covered Area	116
Covered Veranda	6
Floor Number	3
Total Number of Floors	4
Heating	Underfloor Heating, Yes

Plot / Area Info

Additional info

Reference Number **8949**
 Property type **Office**

Amenities

- Elevator

Location

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

Price: €945 000 + VAT

VAT for this property is **€47,250** or **€179,550**. 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	~€34 400.00	Common expenses	None
		Price per SQM	€8 147.00/m²		

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

€945 000 on Sep 16, 2025



