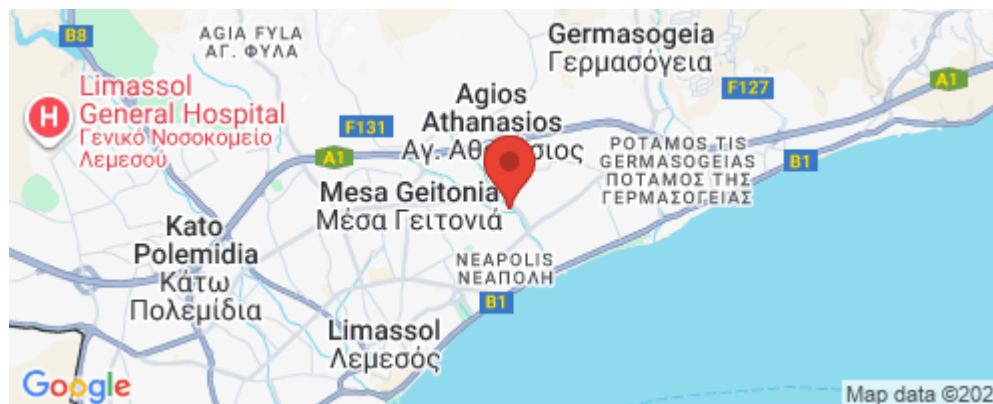


## 116m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

The office with an internal area of 110 m<sup>2</sup> 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	<b>116</b>
Covered Veranda	<b>6</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

### Additional info

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

### Amenities

### Location



- Elevator

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

Coordinates: **34.697672 / 33.0627288**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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	<b>Excluded</b>	Title transfer fee	<b>~€34 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 147.00/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: +35725255505, +35794001333			

## Price change history

€945 000 on Sep 16, 2025







