

## 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

- 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 | <b>Excluded</b> | Title transfer fee | <b>~€34 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 147.00/m<sup>2</sup></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: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€945 000 on Sep 16, 2025



