

## 399m<sup>2</sup> Commercial for Sale in Limassol - Agios Athanasios

A State-of-the-Art Business Hub in the Heart of Limassol



Introducing a modern, strikingly designed commercial development offering magnificent office spaces, unmatched functionality, and a high-status address in Cyprus's thriving business capital.

Strategically located on Spyrou Kyprianou Avenue, one of the busiest and most prestigious streets in downtown Limassol, this project presents an ideal platform for international businesses, investors, and forward-thinking enterprises.

Retail Space with Mezzanine

Shop + Mezzanine

Total covered area: 399 m<sup>2</sup>

Internal covered area: 266 m<sup>2</sup>

Mezzanine: 133 m<sup>2</sup>

7 covered parking spaces

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### Property Info

### Plot / Area Info

### Additional info

Covered Area **399**  
 Furnishing **Unfurnished**

Reference Number **31226**  
 Property type **Other Commercial**  
 Condition **Brand New**  
 View **City view**

### Amenities

### Location



**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.696495190762 / 33.068827198339**

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

## Price: €3 990 000 + VAT

VAT for this property is **€548,100** or **€758,100**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 590 600 on Sep 20, 2025

€3 990 000 on Dec 19, 2025



