

399m² 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 m²

Internal covered area: 266 m²

Mezzanine: 133 m²

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 - 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€10 000.00/m²		

Representative: FOX

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Price change history

€3 590 600 on Sep 20, 2025

€3 990 000 on Dec 19, 2025



