

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

For sale a room for a store on the ground floor of a luxury business center. The commercial complex is located on Spyrou Kyprianou Avenue – one of the busiest streets in the prestigious area of the center of Limassol. There are many office buildings with representatives of various financial, legal, insurance and IT companies. Technical Specification: Earthquake-resistant natural stone floor in common areas The floors and walls in the toilet are made of ceramic tiles High standard plumbing from well-known brands Raised floor for the street with ceramic countertop High-quality kitchen cabinets and interior doors It is planned to install a 3-pipe VRF air conditioning system in combination wit...

### Property Info

Covered Area **399**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **199097**  
Property type **Office**  
Condition **Brand New**

### Amenities

### Location

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

**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.

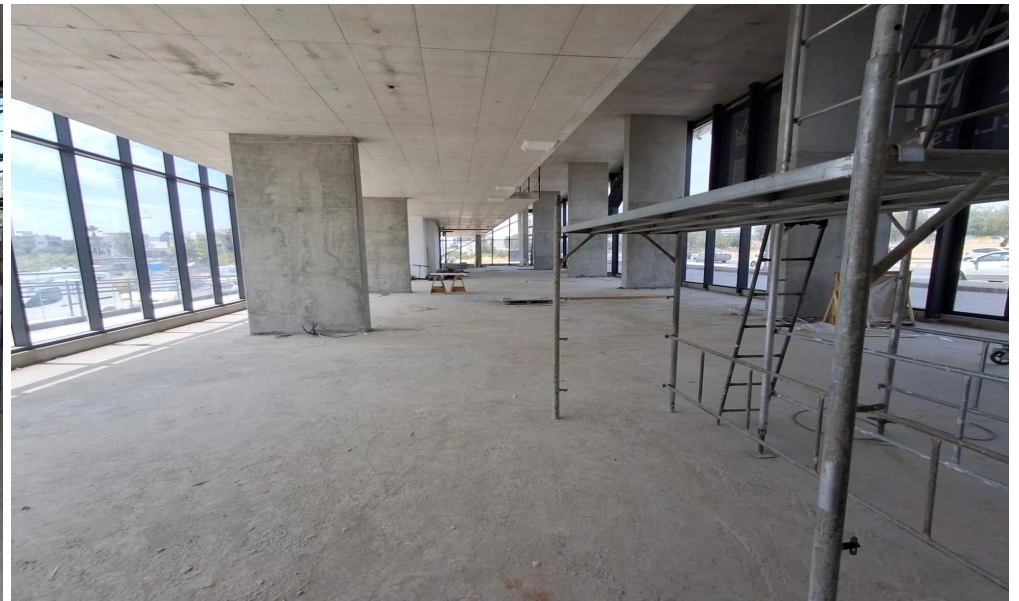
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

**Price change history**

€3 990 000 on Jan 27, 2026



## Ground Floor

Covered inside area, m<sup>2</sup>  
 shop 1 **265,0**  
 shop 2 **233,0**  
 shop 3 **212,0**  
 shop 4 **189,0**

Total covered area, m<sup>2</sup>  
 shop 1 **393,0**  
 shop 2 **349,0**  
 shop 3 **318,0**  
 shop 4 **300,0**



## MEZZANINE

Covered veranda / mezzanine, m<sup>2</sup>  
 shop 1 **128,0**  
 shop 2 **116,0**  
 shop 3 **106,0**  
 shop 4 **111,0**

Covered Parking Place  
 shop 1 **7**  
 shop 2 **6**  
 shop 3 **5**  
 shop 4 **5**



## BASEMENT -1

Covered inside area, m<sup>2</sup>  
**1551**

Communal area, m<sup>2</sup>  
**154**

Total Area, m<sup>2</sup>  
**1705**



## BASEMENT -2

Covered inside area, m<sup>2</sup>  
**1538**

Communal area, m<sup>2</sup>  
**148**

Total Area, m<sup>2</sup>  
**1686**

