

399m² 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€10 000.00/m²		

Representative: DOM Real Estate

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

Price change history

€3 990 000 on Jan 27, 2026



Ground Floor

Covered inside area, m²
 shop 1 **265,0**
 shop 2 **233,0**
 shop 3 **212,0**
 shop 4 **189,0**

Total covered area, m²
 shop 1 **393,0**
 shop 2 **349,0**
 shop 3 **318,0**
 shop 4 **300,0**



MEZZANINE

Covered verandas / mezzanine, m²
 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, m²
1551

Communal area, m²
154

Total Area, m²
1705



BASEMENT -2

Covered inside area, m²
1538

Communal area, m²
148

Total Area, m²
1686

