

## 3023m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

Commercial warehouse for sale in Agios Athanasios, strategically located on a prominent corner plot in one of Limassol's rapidly developing business districts. The property benefits from excellent visibility and is conveniently positioned next to a large public car park, providing easy access for staff, clients, and deliveries. Its location ensures high exposure and strong commercial potential. The site comes with planning permission for the construction of a modern commercial building, offering a unique opportunity for development in a prime area. The existing warehouse on the plot will be demolished prior to construction, allowing the new building to fully utilize the site and meet co...

### Property Info

Covered Area **3023**  
 Energy Efficiency **B**

### Plot / Area Info

Plot area **1622**

### Additional info

Reference Number **242825**  
 Property type **Building**  
 Condition **Pre-Owned**  
 Construction Year **1991-2000**

### Amenities

#### Location

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

## Price: €2 600 000 + VAT

VAT for this property is **€475,938** or **€494,000**. 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>~€100 600.00</b>          | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€860.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number      | <b>1047</b>                       | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€2 600 000 on Mar 3, 2026

