

1386m² Office for Sale in Limassol - Agios Athanasios

DELIVERY: September 2026

KEY METRICS

Total Area: 4,173.84 m²

Total Usable (Internal Covered): 1,386.16 m²

Total Covered Area: 1,892.10 m²

Gross Above-Ground: 2,649.24 m²

Covered Verandas / External Covered: 505.94 m²

Uncovered Areas (Above Ground): 374.84 m²

Structure: 8 Levels (Basement -2, Basement -1, Ground, 1st, 2nd, 3rd, 4th, Roof Garden)

PARKING

Two full basement levels of covered parking (Basement -1 & -2)

CONFIGURATION

Ground-floor lobby with premium reception standards

Four dedicated, full-floor offices (Office Levels 1-4)

Roof Garden Top offering executive outdoor space and corpo...

Property Info

Covered Area **1386**

Energy Efficiency **N/A**

Plot / Area Info

Additional info

Reference Number **14312**

Property type **Office**

Condition **Under Construction**

Amenities

- Balcony

Location

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

Price: €17 500 000 + VAT

VAT for this property is **€3,059,848** or **€3,325,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€12 626.00/m²		

Representative: 4BuyandSell

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Price change history

€17 500 000 on Mar 24, 2026

