

## 549m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

The building is constructed in two plots of total area 2183 sq.m. It comprises of five floors of offices, of total covered area of 3017 sq. m. On the ground floor there is a lobby of 68 sq.m., with additional covered area of 412sq.m. The total building construction is about 3500 sq.m. Below the ground floor, there is the mechanical floor, which in the rear part is a parking place (see below). Because of the morphology of the ground, this is underground in the rear of the plot, but street level at the front. You can see more details in the attached detailed drawings. The plots are adjacent to the Limassol-Nicosia motorway on the North side, between the roundabouts of Ayia Fyla and Mesa Ge...



### Property Info

Covered Area	<b>549</b>
Covered Veranda	<b>74</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>7198</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2025</b>

### Amenities

### Location

**Location:** Limassol - Mesa Geitonia

Region: **Limassol**

Coordinates: **34.705231078606 / 33.028701926936**

## Price: €2 770 000 + VAT

VAT for this property is **€420,344** or **€526,300**. 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>~€107 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 046.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€3 000 000 on Apr 6, 2024  
 €2 770 000 on Mar 23, 2026

