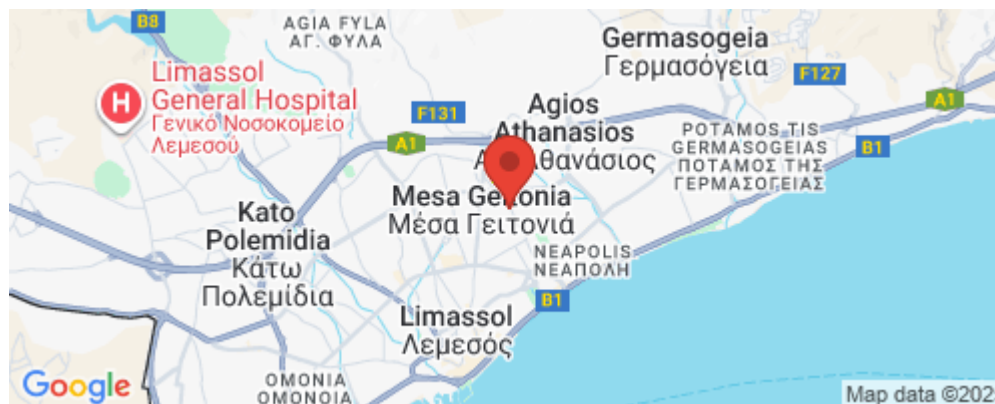


## 244m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

Reference ID: #SA34099 Price details: €1,600,000 + VAT Project under development of a beautiful, contemporary commercial building comprised of shops and offices situated in Mesa Geitonia, Limassol, Cyprus. It is a corner plot, located in one of the most vibrant commercial streets in Limassol, surrounded by retail shops, banks, insurances, law firms, cafes, schools. It has an optimal location with close proximity to the new "offices strip" in Spyrou Kyprianou street, and remarkably easy access to the highway to the north, and to the Limassol city center to the south. The building is comprised of a shop with mezzanine and 4 floors of offices for a total area of circa 1302 plus a basement. ...



### Property Info

Covered Area	<b>244</b>
Covered Veranda	<b>253</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>SA34099</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Mesa Geitonia  
**Coordinates:** **34.695712440228 / 33.050370050729**

Region: **Limassol**

**Price: €1 600 000 + VAT**

VAT for this property is **€166,295** or **€304,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 557.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€1 600 000 on Apr 20, 2024





