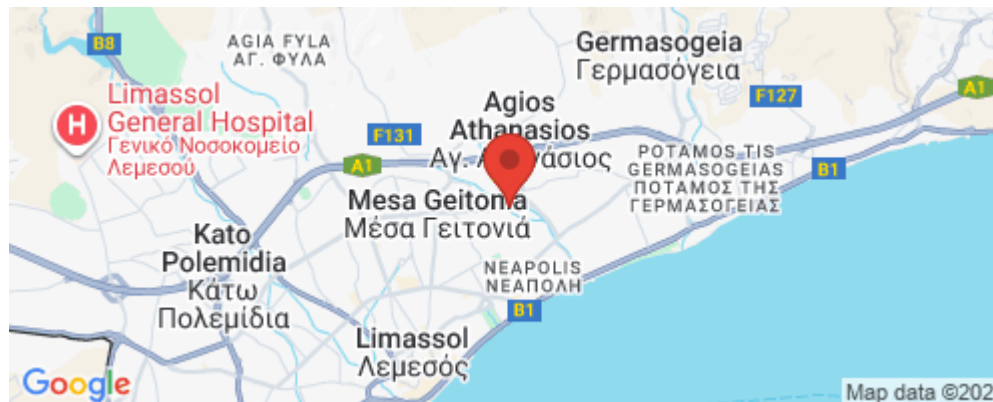


## 422m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

Modern Commercial Development on Spyrou Kyprianou Avenue



Type: Office Building

Location: Spyrou Kyprianou Avenue, Limassol

Proximity: Minutes from Agios Athanasios Junction

### Overview

This premier five-story commercial building offers 12 exclusive, modern office spaces, designed for maximum efficiency and abundant natural light. Situated on the bustling Spyrou Kyprianou Avenue, this development boasts sleek architecture and a prime location, providing businesses with the perfect environment to thrive and succeed.

### Key Features

- Modern Architecture: A state-of-the-art 5-story office building with elegant design.
- Spacious Areas:...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>422</b> |
| Total Number of Floors | <b>5</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>234439</b> |
| Property type     | <b>Office</b> |
| Construction Year | <b>2028</b>   |

**Location:** Limassol - Mesa Geitonia      Region: **Limassol**

Coordinates: **34.6990079 / 33.0579475**

## Price: €2 159 000 + VAT

VAT for this property is **€302,772** or **€410,210**. 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>~€82 960.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 116.00/m²</b> |                 |             |

## Representative: MySpace

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

## Price change history

€2 159 000 on Jan 28, 2025





