

## 432m<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>432</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>234440</b>
Property type	<b>Office</b>
Construction Year	<b>2028</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Mesa Geitonia      Region: **Limassol**  
**Coordinates:** **34.6990079 / 33.0579475**

## Price: €2 240 000 + VAT

VAT for this property is **€316,711** or **€425,600**. 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>~€86 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 185.00/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>
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## Price change history

€2 210 000 on Jan 28, 2025  
 €2 240 000 on Nov 15, 2025













