

## 641m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

Modern Commercial Development on Spyrou Kyprianou Avenue X

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	Plot / Area Info	Additional info	
Covered Area	<b>641</b>		
Covered Veranda	<b>76</b>		Reference Number <b>234441</b>
Floor Number	<b>1</b>	Parking	Property type <b>Office</b>
Total Number of Floors	<b>5</b>		Construction Year <b>2028</b>
Energy Efficiency	<b>A</b>		

Amenities	Location	Region
• Parking	<b>Location:</b> Limassol - Mesa Geitonia <b>Coordinates:</b> <b>34.6990079 / 33.0579475</b>	<b>Limassol</b>

## Price: €3 420 000 + VAT

VAT for this property is **€537,756** or **€649,800**. 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 Price per SQM	<b>~€133 400.00</b> <b>€5 335.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€3 464 000 on Jan 28, 2025

€3 420 000 on Dec 5, 2025







