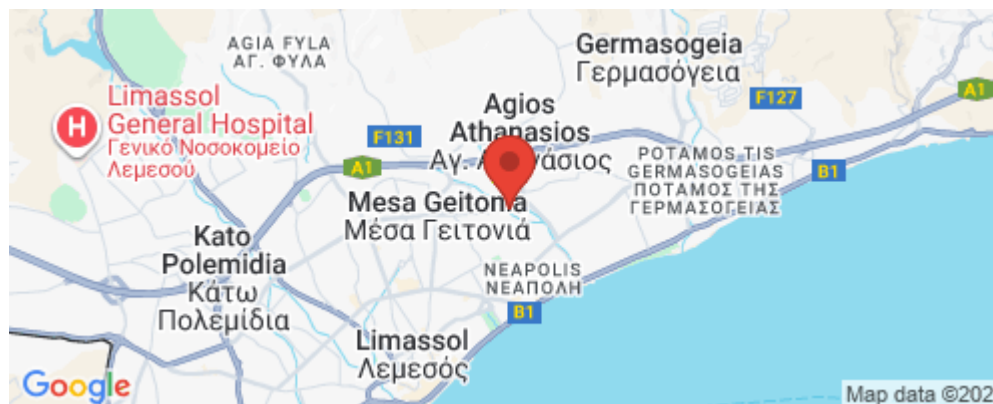


## 641m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

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

### Plot / Area Info

### Additional info

Covered Area **641**  
 Covered Veranda **76**  
 Floor Number **2**  
 Total Number of Floors **5**  
 Energy Efficiency **A**

Parking **Covered, Yes**

Reference Number **234442**  
 Property type **Office**  
 Construction Year **2028**

### Amenities

### Location

- Parking

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

## Price: €3 610 000 + VAT

VAT for this property is **€567,632** or **€685,900**. 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>~€141 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 632.00/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

€3 647 000 on Jan 28, 2025

€3 610 000 on Dec 5, 2025





