

## 643m<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>643</b>
Covered Veranda	<b>76</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>234448</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: €3 430 000 + VAT**

VAT for this property is **€539,678** or **€651,700**. 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>~€133 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 334.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€3 474 000 on Jan 28, 2025

€3 430 000 on Dec 5, 2025







