

## 204m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

We are pleased to offer a high-visibility retail space located on Spyrou Kyprianou Avenue. This modern shop is situated on the ground floor with an additional mezzanine level, offering a total of 204m<sup>2</sup> of versatile commercial space. The shop is part of the prestigious business center “Noble Center”, developed by Imperio, a leading and reputable real estate developer known for creating exceptional, high-quality spaces. The business tower combines cutting-edge architectural design with the latest in technology, featuring striking glass facades and soundproof glass surfaces.

This is an ideal opportunity for businesses looking for a prominent retail location, whether for a sh...

### Property Info

Covered Area **204**  
 Floor Number **1**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **235852**  
 Property type **Office**  
 Construction Year **2016**

### Amenities

### Location

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

## Price: €900 000 + VAT

VAT for this property is **€78,353** or **€171,000**. 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>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 412.00/m<sup>2</sup></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

€1 050 000 on Mar 17, 2025  
 €950 000 on Feb 1, 2026  
 €900 000 on Mar 2, 2026



