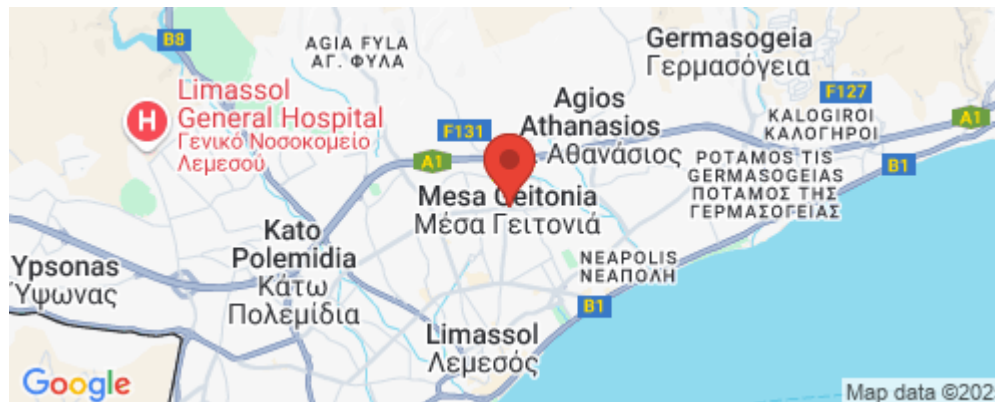


## 454m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

For sale: Off-plan office in Mesa Geitonia, located on the 2nd floor. The property offers 454.90 sq.m. of space, with 75.50 sq.m. of covered verandas, ideal for business operations. Situated in a residential area close to the city center, the office provides easy access to key amenities.



It features city views, air conditioning, double-glazed windows, and an energy certificate (Category A). The floors are tiled for a modern finish, and the office includes a storage area. It comes with one dedicated open parking space, within a building offering a total of 129 parking spaces and 1229 sq.m of private terraced areas.

Scheduled for delivery by December 2027, this property repres...

### Property Info

Covered Area	<b>454.9</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **1115438**  
Property type **Office**

### Amenities

#### Location

**Location:** Limassol - Mesa Geitonia      Region: **Limassol**  
**Coordinates:** **34.6984601 / 33.0457093**

## Price: €3 646 500 + VAT

VAT for this property is **€524,164** or **€692,835**. 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>~€142 460.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 032.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€3 646 500 on Mar 23, 2025

