

## 399m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

This premium commercial space occupies the ground floor and mezzanine of a state-of-the-art business building, offering maximum visibility, a prestigious address, and a modern, high-quality working environment. Designed with flexibility in mind, it is ideal for showrooms, flagship retail, or premium office use. 

With direct access from the main entrance and close proximity to the building's impressive lobby, the space benefits from a ceiling height of over 7 metres in the main entrance area, creating an open and inviting atmosphere. The mezzanine level adds valuable floor area for offices, meeting rooms, or display zones, making the total available space a generous 399 m<sup>2</sup>.

## Price: €3 990 000 + VAT

VAT for this property is **€548,100** or **€758,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€3 190 000 on Aug 14, 2025

€3 590 601 on Sep 10, 2025

€3 990 000 on Sep 30, 2025





## BASEMENT -1

Covered inside area, m<sup>2</sup>

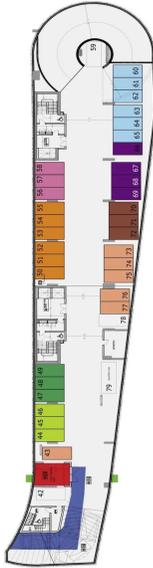
**1551**

Communal area, m<sup>2</sup>

**154**

Total Area, m<sup>2</sup>

**1705**



## BASEMENT -2

Covered inside area, m<sup>2</sup>

**1538**

Communal area, m<sup>2</sup>

**148**

Total Area, m<sup>2</sup>

**1686**

