

## 185m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

This exceptional office space is located within one of Limassol’s most iconic business towers — a project designed to meet the needs of visionary companies that prioritize prestige, flexibility, and modern infrastructure. Positioned just minutes from Mesa Geitonia’s central junction and the highway, it offers both convenience and visibility in a thriving business district. Flooded with natural light, the space features floor-to-ceiling windows—with sea and city views from upper levels—and open-plan layouts that can be tailored to suit individual workstyles. Each floor is equipped with dedicated kitchenettes, server rooms, and private restrooms, ensuring comfort and functio...



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>185</b>
Covered Veranda	<b>5</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Reference Number	<b>11989</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>

### Amenities

### Location

**Location:** Limassol - Mesa Geitonia    Region: **Limassol**  
**Coordinates:** **34.704964 / 33.044758**

**Price: €1 250 000 + VAT**

VAT for this property is **€95,608** or **€237,500**. 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>€6 757.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€1 159 000 on Oct 8, 2025  
€1 250 000 on Dec 16, 2025



