


## 4174m<sup>2</sup> Building for Sale in Limassol - Mesa Geitonia

A flagship Class A commercial development in Limassol's most prestigious business corridor. This state-of-the-art building offers modern companies a rare opportunity to establish their headquarters in a landmark property with exceptional visibility, connectivity and prestige. 

Delivery: Shell & Core | September 2026

Status: Under construction - Pre-sale opportunity

### KEY STATISTICS:

- Total Gross Internal Area: 4,174 m<sup>2</sup>
- Ground floor to Roof Garden (all areas): 2,650 m<sup>2</sup>
- Net Usable Interior: 1,892 m<sup>2</sup>
- Levels: 8 (2 basements + ground + 4 office floors + roof garden)

### FLOOR BREAKDOWN:

- Basement -2: 762 m<sup>2</sup><...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Heating  
Air Conditioning

**4174**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number  
Property type  
Condition  
View

**15745**  
**Building**  
**Brand New**  
**City view**

#### Amenities

#### Location

- Elevator

**Location:** Limassol - Mesa Geitonia  
Coordinates: **34.69868399 / 33.05139723**

Region: **Limassol**

## Price: €17 500 000 + VAT

VAT for this property is **€3,236,955** or **€3,325,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 193.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€17 500 000 on Dec 16, 2025



