

## 769m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

We offer for sale an office in the area of Mesa Geitonia, Limassol, in a first-class commercial project located on Spirou Kyprianou Avenue, just a few minutes from the Agios Athanasios intersection. The project is a five-storey building with 12 modern office spaces designed for maximum efficiency and filled with natural light. The elegant architecture and advantageous location create ideal conditions for the growth and success of companies.

### Property Info

Covered Area **769**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **197523**  
Property type **Office**  
Condition **Under Construction**

### Amenities

### Location

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

## Price: €6 310 000 + VAT

VAT for this property is **€1,026,585** or **€1,198,900**. 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>€8 205.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

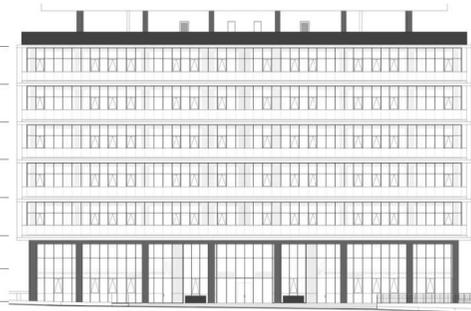
## Price change history

€6 310 000 on Jan 16, 2026

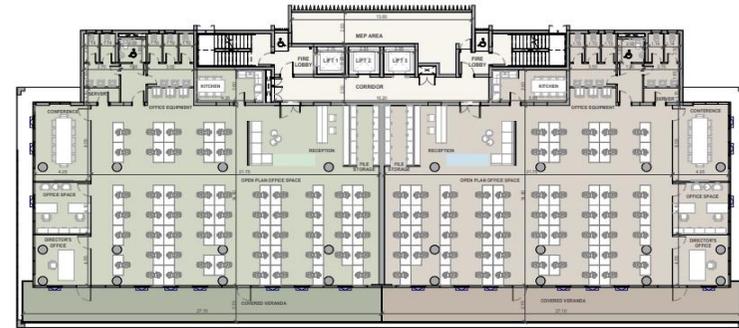


## choice of properties

6 <sup>th</sup> floor	Roof Garden
5 <sup>th</sup> floor	874.70 - 879.30 m <sup>2</sup>
4 <sup>th</sup> floor	530.40 - 531.904 m <sup>2</sup>
3 <sup>rd</sup> floor	530.40 - 531.904 m <sup>2</sup>
2 <sup>nd</sup> floor	530.40 - 531.904 m <sup>2</sup>
1 <sup>st</sup> floor	530.40 - 531.904 m <sup>2</sup>
mezzanine	116.40 - 119.20 m <sup>2</sup>
ground floor	232.50 - 238.00 m <sup>2</sup>



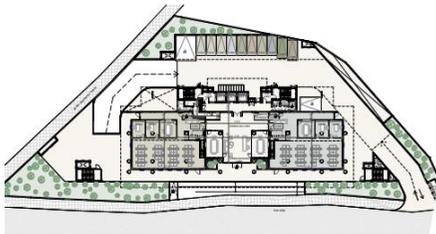
typical floor plan



<b>UNIT NO</b>	<b>A101</b>	<b>A201</b>	<b>A301</b>	<b>A401</b>	<b>A501</b>
total area	530.40 m <sup>2</sup>	530.40 m <sup>2</sup>	530.40 m <sup>2</sup>	530.40 m <sup>2</sup>	874.70 m <sup>2</sup>
<b>UNIT NO</b>	<b>A102</b>	<b>A202</b>	<b>A302</b>	<b>A401</b>	<b>A501</b>
total area	531.90 m <sup>2</sup>	531.90 m <sup>2</sup>	531.90 m <sup>2</sup>	531.90 m <sup>2</sup>	879.30 m <sup>2</sup>



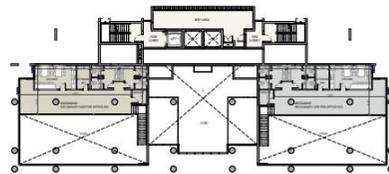
ground floor



<b>UNIT NO</b>	<b>A001</b>	<b>A002</b>
total area	348.90 m <sup>2</sup>	357.20 m <sup>2</sup>



mezzanine



<b>UNIT NO</b>	<b>A001</b>	<b>A002</b>
total area	116.40 m <sup>2</sup>	119.20 m <sup>2</sup>

