

769m² 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 205.00/m²		

Representative: DOM Real Estate

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

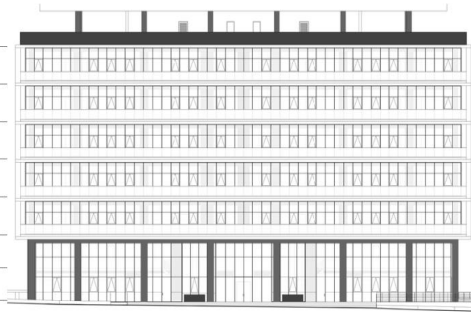
Price change history

€6 310 000 on Jan 16, 2026

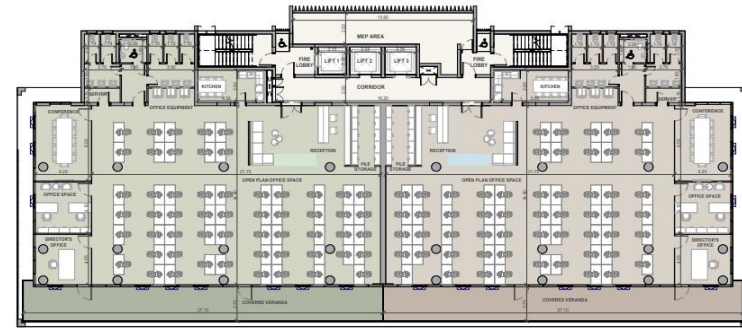


choice of properties

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



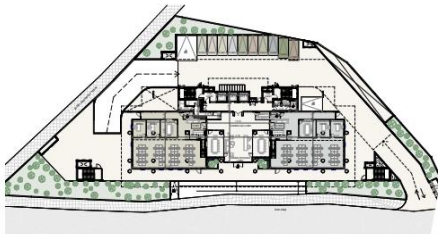
typical floor plan



UNIT NO	A101	A201	A301	A401	A501
total area	530.40 m ²	530.40 m ²	530.40 m ²	530.40 m ²	874.70 m ²
UNIT NO	A102	A202	A302	A401	A501
total area	531.90 m ²	531.90 m ²	531.90 m ²	531.90 m ²	879.30 m ²



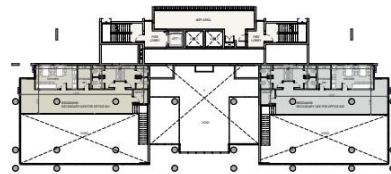
ground floor



UNIT NO	A001	A002
total area	348.90 m ²	357.20 m ²



mezzanine



UNIT NO	A001	A002
total area	116.40 m ²	119.20 m ²

