

## 131m<sup>2</sup> Commercial for Sale in Limassol - Mesa Geitonia

For sale is a versatile mixed-use property offering 204m<sup>2</sup> of total space (131m<sup>2</sup> ground floor plus mezzanine), ideally located on Spyrou Kyprianou Avenue in the sought-after area of Mesa Geitonia. Built in 2016, this modern unit is ideal for retail, office, clinic, or showroom use. 

Its ground floor position ensures easy access for clients, while large windows provide excellent natural light. The mezzanine level includes a kitchen and toilet, adding extra convenience and functionality.

### Features & Specifications:

- Year of construction - 2016
- 131m<sup>2</sup> ground floor + mezzanine (total 204m<sup>2</sup>)
- Ceramic tiled flooring throughout
- Split-unit...

### Property Info

Covered Area  
Heating  
Air Conditioning

**131**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **30045**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Limassol - Mesa Geitonia      Region: **Limassol**  
Coordinates: **34.69819275751 / 33.043504000937**

**Price: €900 000 + VAT**

VAT for this property is **€45,000** or **€171,000**. 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>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 870.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€900 000 on Feb 27, 2026



