

## 1350m<sup>2</sup> Building for Sale in Limassol - Mesa Geitonia

A contemporary mixed-use commercial development located on a prominent corner plot in Mesa Geitonia, offering strong visibility and excellent accessibility. The building comprises four levels, combining premium retail units on the lower floors with modern open-plan office spaces above. Designed in a contemporary architectural style, the project features a high-quality reception area that creates a strong corporate identity and professional entrance experience.

The offices are delivered in shell and core condition, allowing flexibility for tenant-specific fit-out and layout design. The development includes 18 dedicated parking spaces, a basement level, and secure access within a ga...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>1350</b>           |
| Total Number of Floors | <b>4</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>243968</b>             |
| Property type    | <b>Building</b>           |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>5+</b>                 |
| View             | <b>Sea view</b>           |

### Amenities

#### Location

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

**Price: €7 750 000 + VAT**

VAT for this property is **€1,351,944** or **€1,472,500**. 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>€5 741.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

**Price change history**

€7 750 000 on Apr 27, 2026

