

## 326m<sup>2</sup> Office for Sale in Limassol - Mesa Geitonia

A prime ground-floor commercial space with mezzanine, designed to accommodate a wide range of professional and retail uses including showroom, office, or clinic functions. The layout offers a flexible open-plan configuration with high visibility and strong street presence, making it suitable for businesses seeking a prominent commercial address and client-facing environment.

The mezzanine level provides additional functional space that can be adapted for offices, meeting rooms, or storage, depending on operational needs. The property benefits from direct access to secure gated parking, ensuring convenience for staff and visitors. Its design supports efficient circulation and a pro...

### Property Info

Covered Area **326**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **243972**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

### Location

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

## Price: €2 500 000 + VAT

VAT for this property is **€313,957** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 669.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€2 500 000 on Apr 27, 2026

