

#21338

# Brand New Shop in Mesa Geitonia

📍 Mesa Geitonia, Limassol

**€3,990,000** +VAT







# Overview

## Specifications

Covered

 **266 m<sup>2</sup>**

Type	<b>Office</b>
Covered veranda	<b>133 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>2025</b>
Energy efficiency rating	 <b>A</b>

## Description

Brand new shop with a mezzanine located in Spyrou Kyprianou area near the city center in one of Limassol's busiest and most prestigious business districts.

This spacious shop comprises of an open-plan space of 265sqm plus a mezzanine 128sqm mezzanine with a kitchenette and a guest WC,

Additional Characteristics:

- Seven parking spaces
- Communal roof with a garden and a sitting area – Roof Garden
- Maintenance floor, server rooms, and an archive
- Communal Gym and SPA
- Dining room and coffee shop for employees
- Parking spaces for electric vehicles with a charger
- Bicycle parking for 20 bikes





# Floor plans

## BASEMENT -1

Covered inside area, m<sup>2</sup>

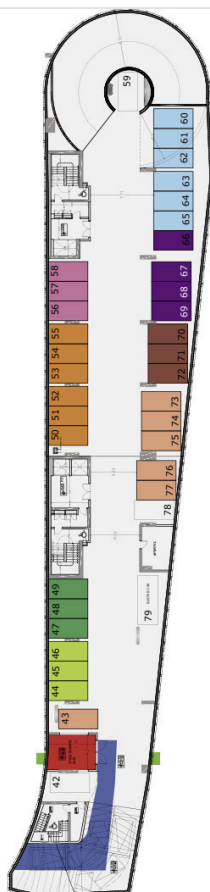
**1551**

Communal area, m<sup>2</sup>

**154**

Total Area, m<sup>2</sup>

**1705**



## BASEMENT -2

Covered inside area, m<sup>2</sup>

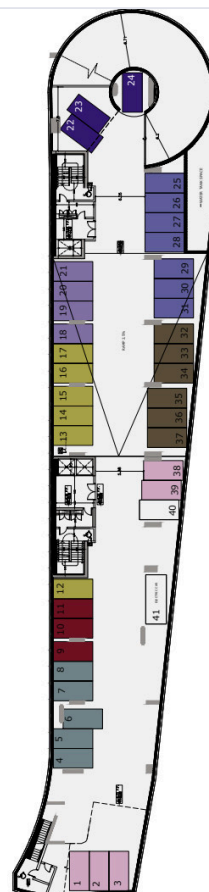
**1538**

Communal area, m<sup>2</sup>

**148**

Total Area, m<sup>2</sup>

**1686**



## Ground Floor

Covered inside area, m<sup>2</sup>

shop 1 **265,0**

shop 2 **233,0**

shop 3 **212,0**

shop 4 **189,0**

Total covered area, m<sup>2</sup>

shop 1 **393,0**

shop 2 **349,0**

shop 3 **318,0**

shop 4 **300,0**



## MEZZANINE

Covered veranda / mezzanine, m<sup>2</sup>

shop 1 **128,0**

shop 2 **116,0**

shop 3 **106,0**

shop 4 **111,0**

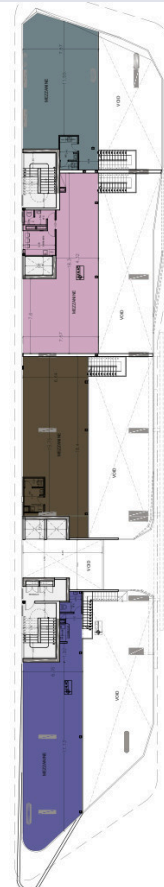
Covered Parking Place

shop 1 **7**

shop 2 **6**

shop 3 **5**

shop 4 **5**



# Additional information

## Facilities

Aircondition, Split system

Elevator

Gym

Parking, Underground

Spa

## Features

24-hour security

Alarm system

City view

Country view

Easy access to highway

Easy access to main roads

Electric car charger

Entrance gate

Entrance gate, automated

Excellent condition

Heart of city center

High ceilings

Main road

Mountain view

Municipal water/sewage

Near amenities

Near bus route

Near public transport

Panoramic view

Pipe-in-pipe plumbing system

Sea view

Semi-solid parquet flooring

Spacious rooms

Ventilation system

Veranda

## Contact us



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