

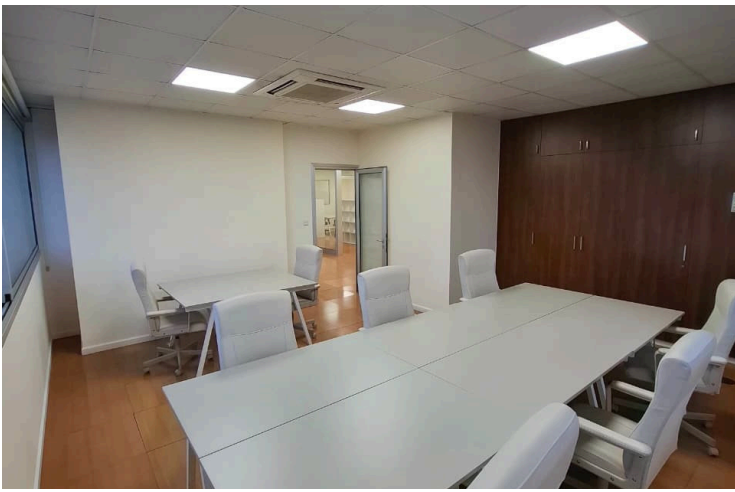
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# PRIME OFFICE SPACE OF 248 M2 IN MESA GEITONIA

 Mesa Geitonia, Limassol

**€7,500** +VAT /month






# Overview

## Specifications

Covered

 **248 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>2</b>
Covered veranda	<b>24 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>2012</b>
Furnished	<b>Fully furnished</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Seize the opportunity to establish your business in this fully renovated, move-in ready office situated on the main road of Mesa Geitonia — one of Limassol's most accessible and sought-after commercial corridors.

Spanning 248 sqm in total, the space comprises 224 sqm of internal area and a 24 sqm covered veranda fitted with vertical blinds, ensuring comfortable use throughout all seasons. The thoughtfully designed partition layout offers flexible spaces of varying sizes, easily accommodating up to 30–35 workstations — making it ideal for growing teams, established businesses, or multi-department operations.

The office comes fully furnished and is equipped with everything your team needs from day one, including 30 desks, 30 chairs, cabinets, drawers, and shelving. The infrastructure is equally impressive, featuring raised flooring with structured cabling, false ceilings, VRV climate control units, and a dedicated server room with two independent AC units — built for businesses that demand reliability and performance.

Practical amenities include two renovated WCs, a fully fitted kitchen (refurbished last month), and four parking spaces (two covered in the basement, two uncovered) — a rare and valuable asset in this location.

Positioned near the roundabout for effortless access and within close proximity to all amenities, this office offers the perfect blend of prestige, practicality, and connectivity.

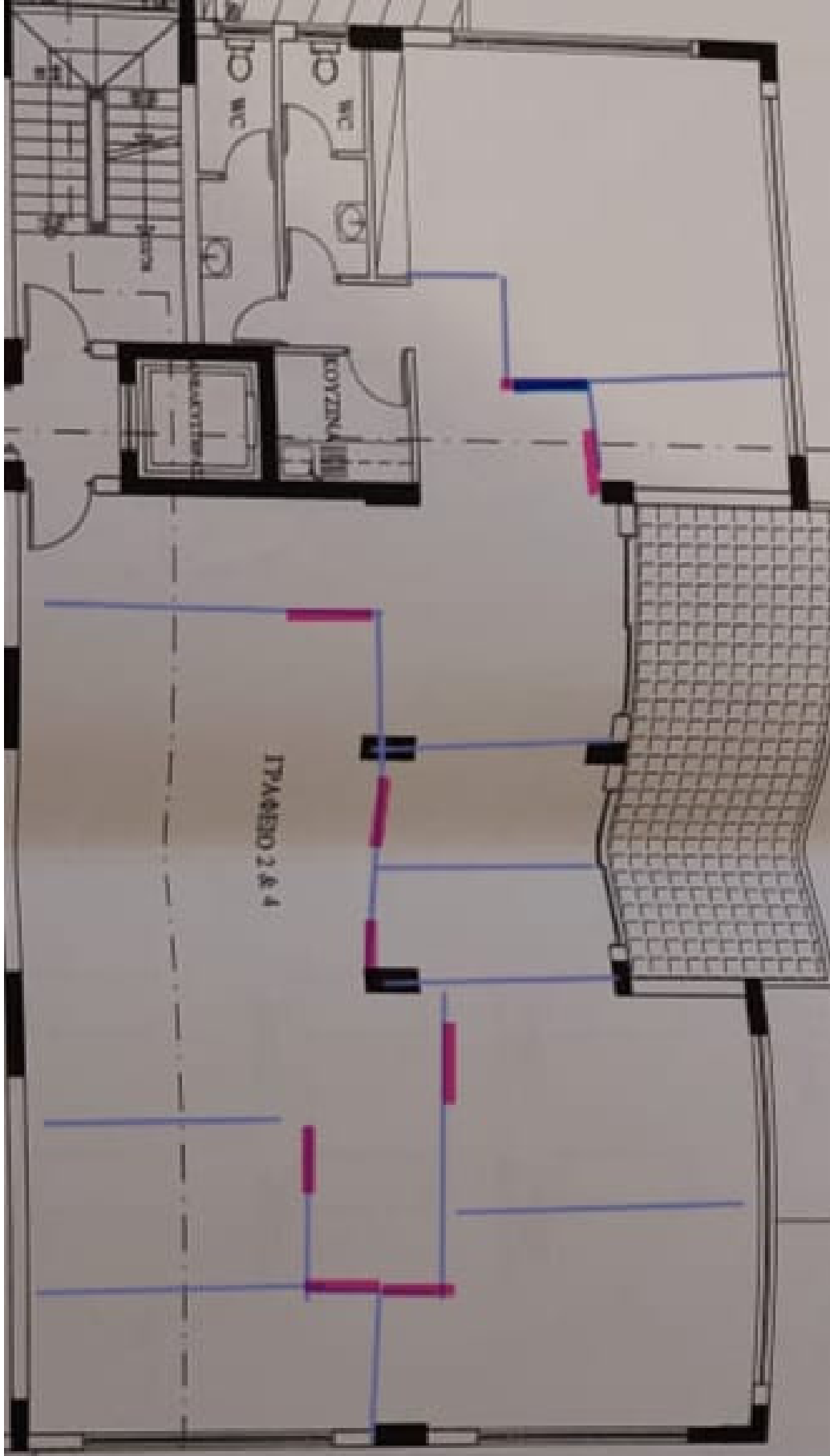
Long-term rental enquiries are welcome.

Terms:

Rent EUR 7,500 plus VAT



# Floor plans



# Additional information

## Facilities

Aircondition, Central system

Elevator

Parking, Covered

## Features

CCTV

Ceramic tiles

Closed offices

Conference hall

Connected to electric mains

Double glazing

Easy access to highway

Energy efficient doors/windows

Excellent condition

Floor-to-ceiling windows

Furnished office

Heart of city center

Internet

Kitchenette

Laminate flooring

Main road

Meeting room

Municipal water/sewage

Near amenities

Near bus route

Near public transport

Painted

Raised floors

Server room

Sound insulation

Structured cabling/wiring

Veranda

## Distances

Amenities

 100 m

Airport

 65 km

Sea

 4 km


Public transport

 100 m

## Contact us



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