



Reference 15745

Premium Commercial Building in Mesa Geitonia

€17,500,000 +VAT

Mesa Geitonia, Limassol

12 Bathrooms | 4174 m² Covered

Description

A flagship Class A commercial development in Limassol's most prestigious business corridor. This state-of-the-art building offers modern companies a rare opportunity to establish their headquarters in a landmark property with exceptional visibility, connectivity and prestige.

Delivery: Shell & Core | September 2026

Status: Under construction - Pre-sale opportunity

KEY STATISTICS:

- Total Gross Internal Area: 4,174 m²
- Ground floor to Roof Garden (all areas): 2,650 m²
- Net Usable Interior: 1,892 m²
- Levels: 8 (2 basements + ground + 4 office floors + roof garden)

FLOOR BREAKDOWN:

Covered veranda	506 m ²
Uncovered veranda	375 m ²
Roof garden	352 m ²
Parking spaces	31
Energy efficiency rating	A+
Year of construction	2026
Status	Under construction



- Basement -2: 762 m²
- Basement -1: 762 m²
- Grand reception/lobby: 162 m² + 312 m² covered outdoor plaza
- Office Floors 1-4: ranging 439–463 m² each
- Roof garden: 352 m²

OUTDOOR SPACES:

- Covered Verandas: 506 m²
- Uncovered Verandas: 375 m²

PARKING: 31 spaces (26 underground + 5 outdoor)

STRUCTURE & SYSTEMS:

- Earthquake-resistant reinforced concrete
- High-efficiency VRF air-conditioning with heat recuperation
- Solar photovoltaic panels
- Full thermal and waterproof insulation
- UPS for uninterrupted power

TECHNOLOGY & FINISHES:

- Fiber-optic connectivity throughout
- Raised floors & suspended ceilings with integrated systems
- High-speed elevators (≤30 sec wait)
- Smart building sensors
- Natural stone lobby & panoramic glazing
- Flexible open-plan layouts with floor-to-ceiling glazing
- Premium outdoor spaces ideal for corporate events, wellness areas, or executive lounges

LOCATION & INVESTMENT:

- Exceptional visibility from a major traffic axis
- Immediate access to key commercial and transport routes
- Surrounded by international corporations and amenities
- 10 minutes to city center, marina and beach
- Strong rental demand and capital appreciation potential

IDEAL FOR:

Corporate HQ | Professional Services | Tech Companies |
International Offices | Multi-Tenant Investment



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Underground
 - ✓ Elevator
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Reception
 - ✓ Meeting room
 - ✓ Kitchenette
 - ✓ Alarm system
 - ✓ Excellent condition
 - ✓ Main road
 - ✓ Double glazing
 - ✓ Near public transport
 - ✓ Luxury specifications
 - ✓ CCTV
 - ✓ Heart of city center
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Fire detector
 - ✓ Roof garden
 - ✓ Raised floors
 - ✓ Sound insulation
 - ✓ Entrance gate, automated
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Energy efficient doors/windows
 - ✓ Earthquake-resistant structure
 - ✓ Spacious rooms
 - ✓ Fiber optics
 - ✓ Server room with full rack
 - ✓ Floor-to-ceiling windows
 - ✓ Entrance hall
 - ✓ Fireproof entrance doors
 - ✓ Conference hall
 - ✓ Lobby
 - ✓ Business facilities
 - ✓ City view
 - ✓ Automation system
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Gallery







