

## 408m<sup>2</sup> Office for Rent in Germasogeia, Limassol District

This property is part of a prestigious new waterfront development, directly opposite the famous Dasoudi Beach, one of Limassol's most popular and busy areas. It is ideal for a restaurant, branded store, or showroom, offering excellent visibility, panoramic sea views, and customer flow. Property specifications: basement: 91 m<sup>2</sup>, 5 parking spaces, main retail space (ground floor): 200 m<sup>2</sup> with high ceilings and display windows. Facade terrace: spacious open area with sea views, mezzanine: 117 m<sup>2</sup>, including bathrooms. Total leasable area: 408 m<sup>2</sup>. The property is rented in a shell & core condition, allowing for customization to suit the tenant's needs.

### Property Info

Covered Area **408**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **194285**  
Property type **Office**  
Condition **Brand New**

### Amenities

### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €31 000 + VAT

VAT for this property is **€4,294** or **€5,890**. 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.

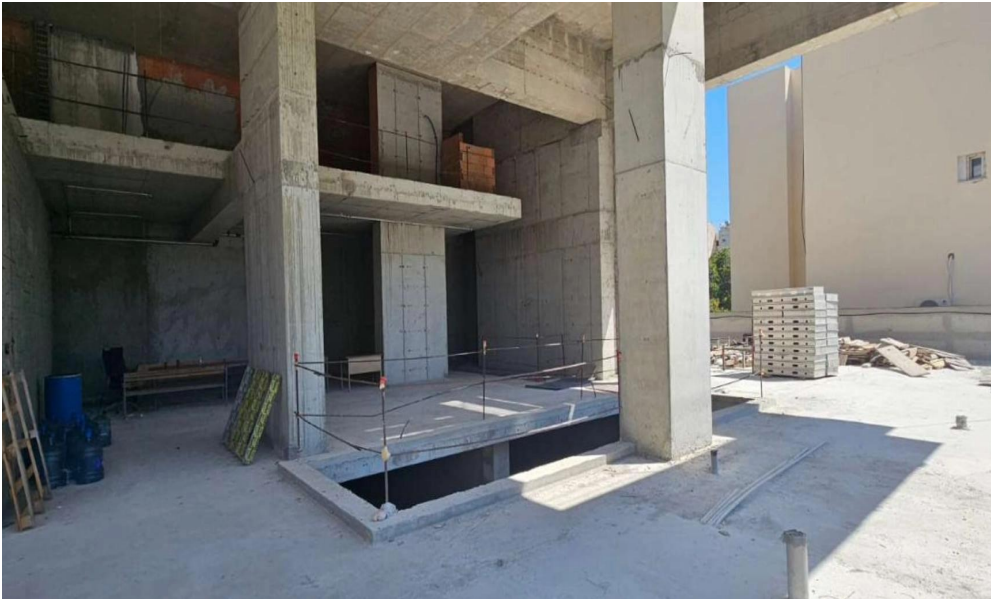
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€76.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

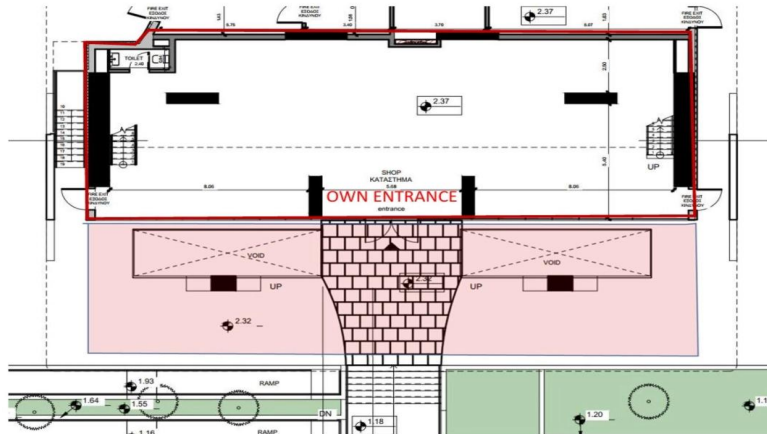
Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€31 000 on Dec 19, 2025



**Drawings GROUND FLOOR - 200 sq m** and you will be able to use the space in front of the main entrance



**Drawings**

**MEZZANINE - 117 sq m**

