


## 270m<sup>2</sup> Office for Rent in Germasogeia, Limassol District

Now available for rent, this office space is situated in a prime business location in Limassol, offering convenient access to the main arterial roads, highway, and beachfront road. 

The property features a spacious open-plan layout, three partitioned offices, a designated smoking area, a dedicated server room, a fully equipped kitchen, and two WC facilities. The building is fitted with a new lift, ensuring easy and efficient access.

Additional features include structured cabling throughout, a server room infrastructure, and covered parking spaces, making this an ideal choice for businesses seeking a well-equipped and strategically located office environment.

### Property Info

Covered Area	<b>270</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>32970</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

- Elevator

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates: 34.721172 / 33.08486**

## Price: €5 500 + VAT

VAT for this property is **€617** or **€1,045**. 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>~€82.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€20.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€5 500 on Mar 3, 2026

