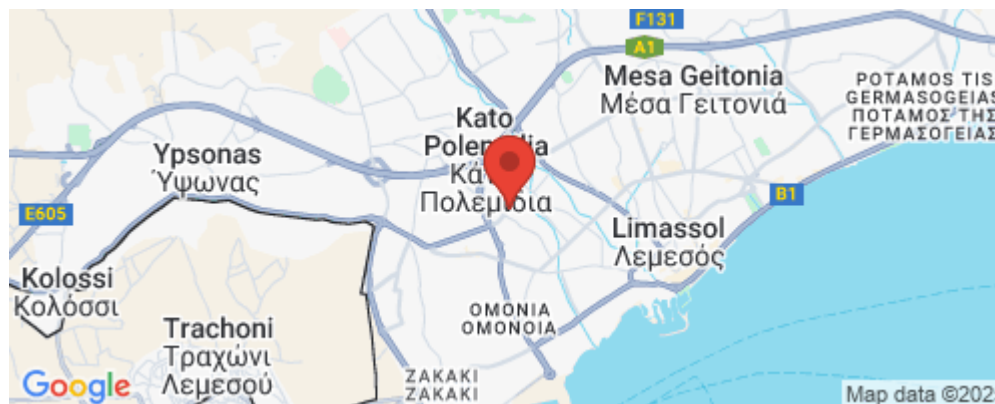


## 2772m<sup>2</sup> Building for Sale in Potamos Germasogeias, Limassol District

This project is a landmark business centre, located in Limassol's coastal commercial hub. This outstanding building comprises of 9 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects.



Futhermore, the floor to ceiling windows provide astonishing city and sea views, complementing the open plan configuration.

### Property Info

Covered Area	<b>2772</b>
Covered Veranda	<b>385</b>
Uncovered Veranda	<b>158</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>5486</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

- Balcony

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.682265 / 33.012861**

## Price: €28 500 000 + VAT

VAT for this property is **€5,199,091** or **€5,415,000**. 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>€10 281.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: +35795129336, +35799409010			

## Price change history

€22 500 000 on Nov 19, 2023

€28 500 000 on Feb 15, 2025

