

## 1381m<sup>2</sup> Building for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA33590  
Price details: €7,500,000 +VAT  
Project is a business center a building being designed on a concept of a mixture of prime offices. Conference areas, informal areas and individual leaseable workspaces, offering the up most way of working and relax in a modern way. Placed in the heart of the seafront of Limassol in an urban area, easy accessible and well-designed in an architecture which smartly takes advantage of the space and territory. Stunning architecture, exceptional offices interior design, ready to offer the most to new age working places. Ideally Located in Germasoyia area 400m from the beach, one of the most sought-after and prestigious residential...

| Property Info  |             | Plot / Area Info                            |                    | Additional info         |                           |
|--|-------------|---|--------------------|-------------------------|---------------------------|
| Covered Area   | <b>1381</b> |   |                    | Reference Number        | <b>SA33590</b>            |
| Covered Veranda                                      | <b>N/A</b>  | Pool  | <b>Common, Yes</b> | Property type           | <b>Building</b>           |
| Uncovered Veranda                                    | <b>N/A</b>  | Parking                                     | <b>Yes</b>         | Condition               | <b>Under Construction</b> |
| Total Number of Floors                               | <b>4</b>    |   |                    | Construction Year       | <b>2023</b>               |
| Energy Efficiency                                    | <b>N/A</b>  |   |                    | Bathrooms               | <b>5+</b>                 |
| Amenities  |             | Location                                    |                    |                         |                           |
| • Storage room                                       |             | <b>Location:</b> Germasogeia - Tourist Area |                    | Region: <b>Limassol</b> |                           |
| Coordinates: <b>34.696681020358 / 33.08240418262</b> |             |   |                    |                         |                           |

## Price: €7 500 000 + VAT

VAT for this property is **€1,310,952** or **€1,425,000**. 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>€5 431.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€6 500 000 on Feb 27, 2024

€6 800 000 on Mar 6, 2025

€7 500 000 on May 15, 2025

