

## 170m<sup>2</sup> Building for Sale in Limassol District

WHOLE FLOOR LUXURY OFFICES UNDER CONSTRUCTION Potamos Germasoyia s Papas supermarket area Limassol Just 5 minutes walk to the beach  
DELIVERY DATE 2026 Ideally Located in Potamos Germasoyia s Papas supermarket area 400m from the beach one of the most sought after and  
prestigious commercial areas in Limassol and within walking distance to all everyday necessary amenities such as supermarkets pharmacies  
restaurants bakeries and much more. Furthermore it s just a five minute walk away from Limassol s beautiful beaches. DETAILS Ground Floor Parking  
area lobby Mezzanine Floor 1st floor 178m<sup>2</sup> internal plus 35m<sup>2</sup> common area Mechanical floor 2nd 3rd 4th 5th Floor 170m<sup>2</sup> internal each floor plus  
48m...

### Property Info

Covered Area	<b>170</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number **VL34614**  
Property type **Building**

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €1 600 000 + VAT

VAT for this property is **€106,353** or **€304,000**. 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.

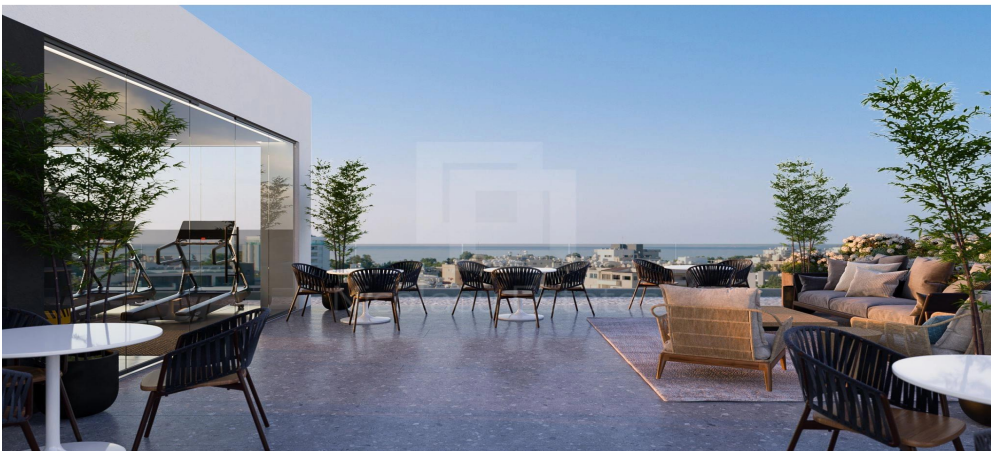
VAT	<b>Excluded</b>	Title transfer fee	<b>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 412.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€1 600 000 on Apr 12, 2024





## COMMERCIAL BUILDING

FLOORS	INDOOR COVERED AREA M <sup>2</sup>	COVERED VERANDAS M <sup>2</sup>	COMMON AREA M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>	UNCOVERED VERANDAS M <sup>2</sup>	PRICE + VAT
LOBBY (Ground Floor)	36	-	48	84	-	-
MEZZANINE (Mechanical Floor)	178	-	35	213	-	-
1st	170	48	33	251	-	€ 1,600,000
2nd	170	48	33	251	-	€ 1,700,000
3rd	170	48	33	251	-	€ 1,800,000
4th	170	48	33	251	-	€ 2,000,000
ROOF GARDEN	47	-	33	33	80	-

- 5 floors
- Luxury entrance with reception/lobby area
- Roof Garden Covered / uncovered.

### Advantages

- Raised floors.
- Cooling/Heating: Provision of VRF air conditioning.
- External Surveillance System: IP Video Surveillance System, covering all perimeter of the building and all communal internal areas, lobby, reception, and pc
- Internal surveillance system: Provision
- Fire Detectors: Installation at all floors
- Video Intercom system, for the communal areas and for each floor separately at each entrance.

05/05/2024

