

170m² 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 178m² internal plus 35m² common area Mechanical floor 2nd 3rd 4th 5th Floor 170m² internal each floor plus 48m...

Property Info

Covered Area	170
Floor Number	2
Total Number of Floors	5
Energy Efficiency	A

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.

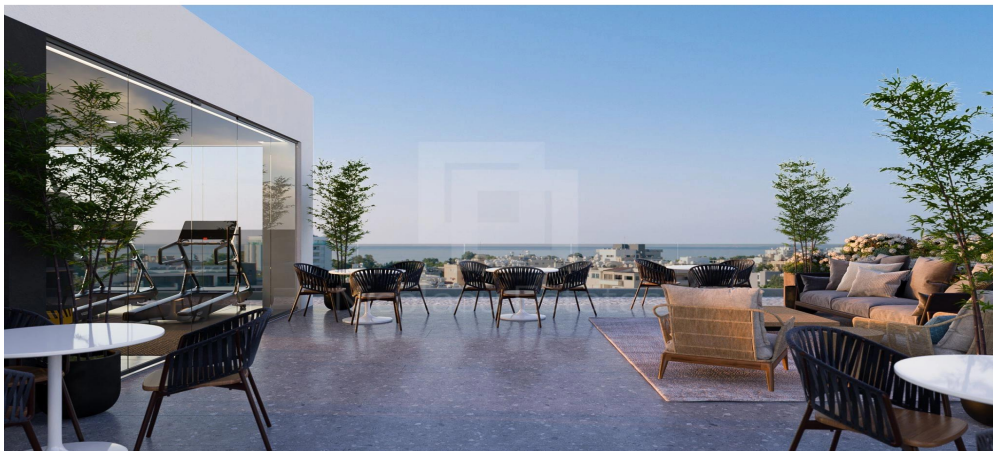
VAT	Excluded	Title transfer fee	~€60 600.00	Common expenses	None
		Price per SQM	€9 412.00/m²		

Representative: Nicolaou Estates

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

Price change history

€1 600 000 on Apr 12, 2024



COMMERCIAL BUILDING

FLOORS	INDOOR COVERED AREA M ²	COVERED VERANDAS M ²	COMMON AREA M ²	TOTAL COVERED AREA M ²	UNCOVERED VERANDAS M ²	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 VRV air conditioning.
- External Surveillance System: IP Video Surveillance System, covering all perimeter of the building and all communal internal areas, lobby, reception, and parking.
- 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

