

## 5627m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

An office building located in a great area, close to all amenities and with easy access to the highway.

This unique building is located just 2 minutes from the motorway, 5 minutes from the sea and 10 minutes from the city center.

The construction will be carried out in compliance with the highest standards and specifications, as well as using the highest quality materials.

The building consists of 8 floors and two underground levels. Shops will be located on the ground floor with a mezzanine, on the next level there is a floor for technical equipment and communications, offices will be located on the next 6 floors.



Class A Offices at the entrance of Limassol, Ger...

### Property Info

### Plot / Area Info

Covered Area **5627**  
Total Number of Floors **6**

### Additional info

Reference Number **7545**  
Property type **Building**  
Condition **Under Construction**  
Construction Year **2024**

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.6567125 / 32.9962344**

**Price: €23 000 000 + VAT**

VAT for this property is **€4,284,164** or **€4,370,000**. 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>€4 087.00/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> |
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**Price change history**

€25 000 000 on Aug 31, 2024

€23 000 000 on May 10, 2025



