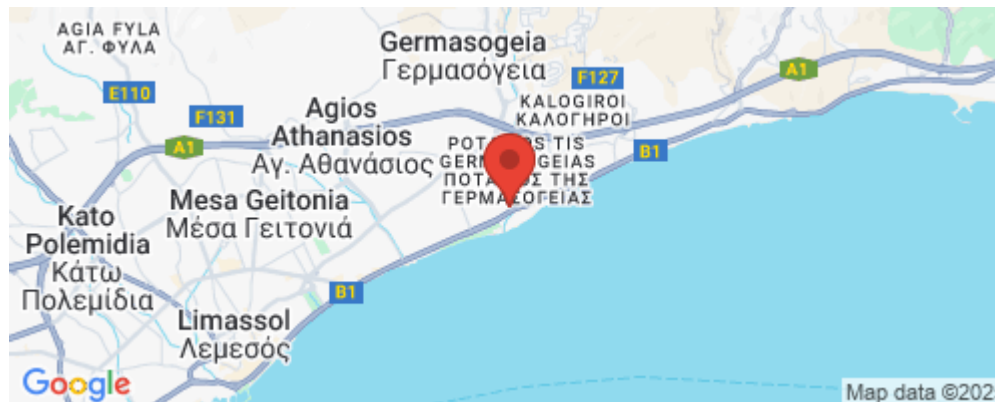


4177m² Building for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA35087 Price details: €28,000,000 +VAT Tower is located on the prestigious area of Germasoyia, close to business centres, High-star hotels, banks and fine dining restaurants. Building comprises 9 floors of commercial office space all of which are meticulously designed to reach the level of quality and high calibre business deserves and expects. Furthermore, the floor to ceiling windows provide sea and city views. Building offers a wealth of amenities such as a gym facility, cafeteria area, sauna and a conference room. Office Space Plot Size: 1532m² Total Build area: 4177m² OFF PLAN DELIVERY: 24 MONTH Projected Annual Rental Yield: 5.74%



Property Info

Covered Area	4177
Total Number of Floors	9
Energy Efficiency	N/A

Plot / Area Info

Plot area	1532
Pool	No
Parking	Yes

Additional info

Reference Number	SA35087
Property type	Building
Condition	Under Construction
Bathrooms	5+

Amenities

- Storage room

Location

Location: Germasogeia - Tourist Area
Coordinates: **34.69656017477 / 33.088378365668**

Region: **Limassol**

Price: €28 000 000 + VAT

VAT for this property is **€5,179,229** or **€5,320,000**. 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	None	Common expenses	None
		Price per SQM	€6 703.00/m²		

Representative: Smart Assets

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

Price change history

€22 500 000 on Sep 18, 2024

€28 000 000 on Apr 9, 2025



