

## for Sale in Germasogeia - Tourist Area, Limassol District

An exceptional opportunity to acquire a versatile commercial property in one of Limassol's most sought-after locations.



This two-storey, 200 sqm office or retail space boasts excellent frontage on the bustling Griva Digeni Street, positioned conveniently near Alpha Mega Linopetras..

### Ideal Location:

Situated in a high-traffic area, offering maximum exposure and easy accessibility for both staff and customers.

### Spacious and Bright:

The open-plan layout creates a generous and flexible workspace, enhanced by high ceilings and expansive windows that flood the interior with natural light.

### Expansion Potential:

The first floor boasts high ceiling...

### Property Info

### Plot / Area Info

Covered Area **200**  
Air Conditioning **All rooms, Yes**

### Additional info

Reference Number **233711**  
Property type  
Condition **Pre-Owned**  
Construction Year **2001-2010**

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.691112115635 / 33.06866444048**

## Price: €1 150 000 + VAT

VAT for this property is **€97,750** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 750.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 350 000 on Dec 5, 2024  
 €1 150 000 on Aug 22, 2025

