

## 2416m<sup>2</sup> Building for Sale in Limassol District

Luxury Commercial Building in Potamos Germasogeias, Limassol.

### Key Features

Situated in one of Limassol's most sought-after commercial districts, offering excellent visibility and accessibility

Modern design that combines glass, steel, and premium finishes to create an elegant business environment

5 Floors + Basement

Spacious Layout

Plot Size: 750 sq.m.

Total Covered Areas: 2,461 sq.m.

19 dedicated parking spaces in the basement for convenience.

Projected Annual Rental Yield: 5.4%

Ideal for investors seeking a high-return, premium commercial asset in Limassol.

This prestigious development is an excellent opportunity for ...

### Property Info

### Plot / Area Info

### Additional info

Reference Number

**56308**

Property type

**Building**

Condition

**Under Construction**

Construction Year

**2027**

Bathrooms

**5+**

### Amenities

### Location

- Roof Garden

Region: **Limassol**

## Price: €12 500 000 + VAT

VAT for this property is **€2,266,349** or **€2,375,000**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 174.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€12 500 000 on Feb 4, 2025

