

## 1986m<sup>2</sup> Building for Sale in Potamos Germasogeias, Limassol District

For sale: This impressive off-plan commercial building in the sought-after area of Potamos Germasogeias offers an expansive internal space of 1986 m<sup>2</sup>. Its prime location is surrounded by a vibrant mix of residential and commercial properties, making it an excellent investment opportunity. The area is known for its beautiful coastline, lively atmosphere, and close proximity to essential amenities such as shops, restaurants, and public transport.

Set on a large plot, this building features an energy efficiency rating of A, ensuring low operating costs and a reduced environmental impact. The commercial space is unfurnished, allowing you to design the interiors to suit your business ne...

### Property Info

Covered Area **1986**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **750**

### Additional info

Reference Number **28602**  
 Property type **Building**  
 Condition **Brand New**

### Amenities

#### Location

**Location:** Potamos Germasogeias Region: **Limassol**  
 Coordinates: **34.701124908468 / 33.084031466402**

## Price: €12 500 000 + VAT

VAT for this property is **€2,242,825** 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> |
|     |                 | Price per SQM      | <b>€6 294.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€12 500 000 on Mar 1, 2025

