

## 4459m<sup>2</sup> Building for Sale in Limassol District

Prestigious Commercial Property in Germasogeia, Limassol

Surrounded by major business centers, luxury hotels, banks, and fine dining restaurants, this property offers unparalleled investment potential and premium office spaces.

Key Location Advantages

- 1 km from the Motorway
- 200 m from the Seafront
- 700 m from High-Star Hotels
- 5 km from Limassol Marina

Property Features

Total Area: 4,459 sq.m.

Modern Office Spaces, Retail & Conference Areas

Ample Parking: 40+ Spaces

Luxury Finishes & Prime Infrastructure

Underground Floor (830 sq.m.) – Conference/Gym Area (270 sq.m.), 26 Parking Spaces

Ground Floor ?...

### Property Info

|                  |             |
|------------------|-------------|
| Covered Area     | <b>4459</b> |
| Heating          | <b>Yes</b>  |
| Air Conditioning | <b>Yes</b>  |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>1532</b> |
|-----------|-------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>57370</b>              |
| Property type     | <b>Building</b>           |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2028</b>               |
| Bathrooms         | <b>5+</b>                 |

### Amenities

- Roof Garden

### Location

Region: **Limassol**

## Price: €28 000 000 + VAT

VAT for this property is **€5,188,132** 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        | <b>Excluded</b>  | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€6 279.00/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

€28 000 000 on Apr 5, 2025







