

## 1382m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

This building being designed on a concept of a mixture of prime offices. Conference areas, informal areas and individual lea-sable workspaces, offering the up most way of working and relax in a modern way. Placed in the heart of the seafront of Limassol in an urban area, easy accessible and lite-full designed in an architecture which smartly takes advantage of the space and territory. Stunning architecture, exceptional offices interior design, ready to offer the most to new age working places



Ideally Located in Germasogeia area just in 400m, a five minute walk away from beautiful beaches, one of the most sought-after and prestigious commercial areas in Limassol and within walking...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**1382**

Plot area

**815**

Reference Number

**3670**

Property type

**Building**

Condition

**Under Construction**

### Amenities

### Location

- Roof Garden

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.696125973062 / 33.077797116176**

## Price: €7 500 000 + VAT

VAT for this property is **€1,311,035** or **€1,425,000**. 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.

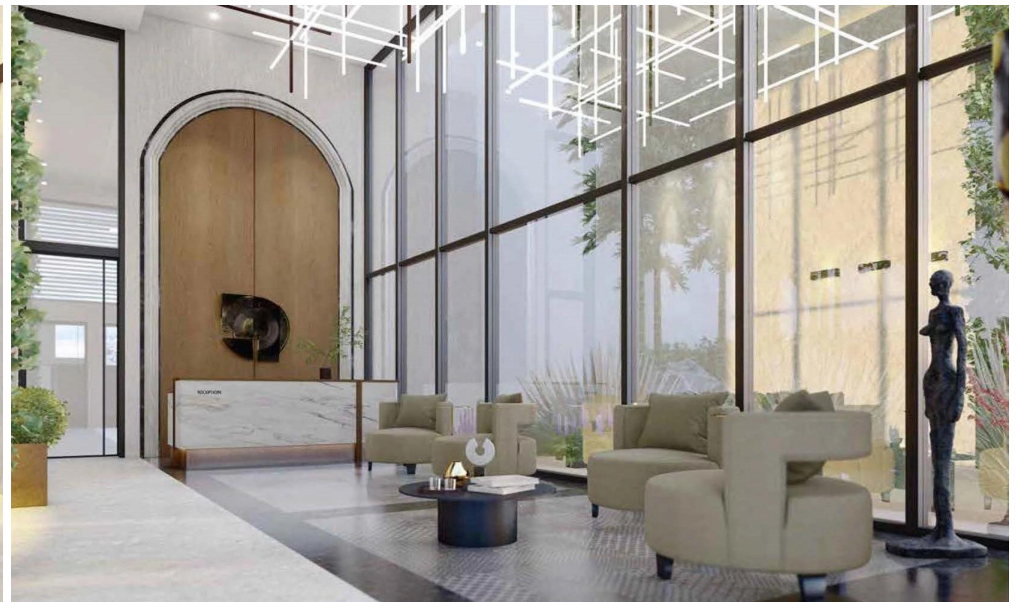
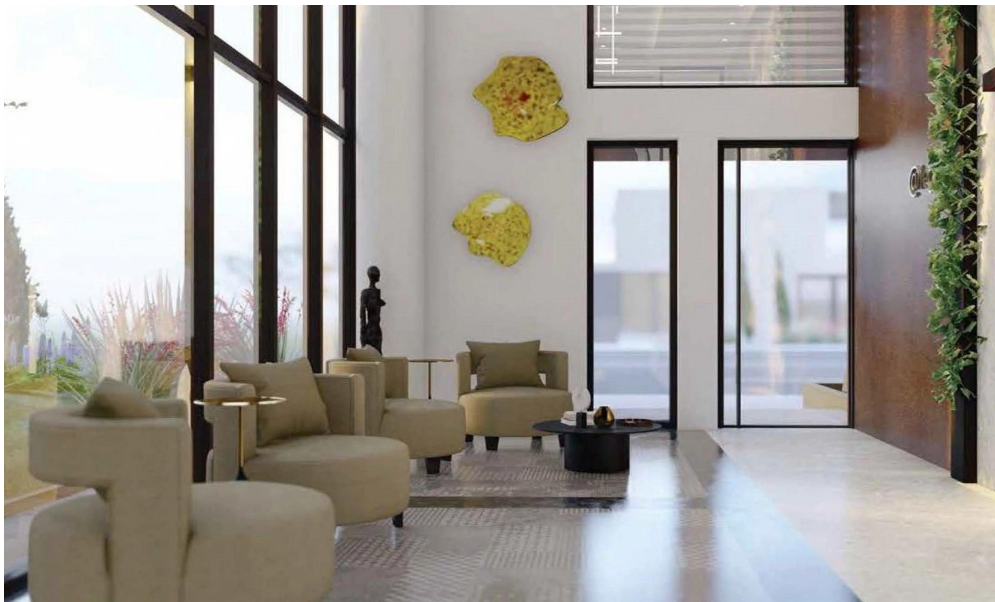
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 427.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

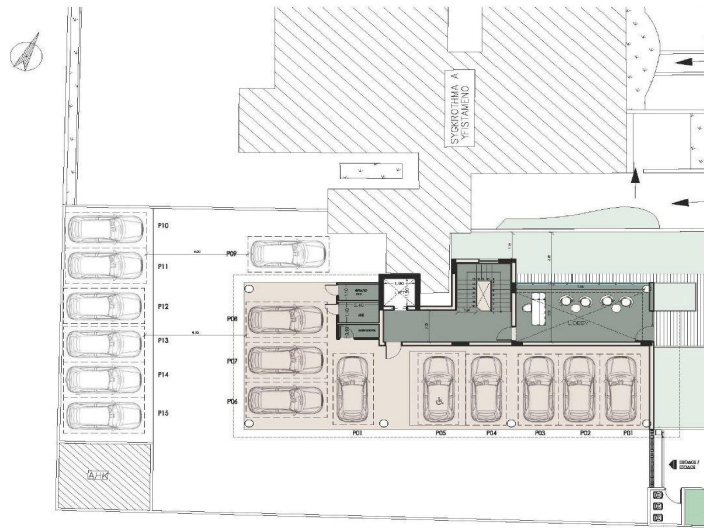
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

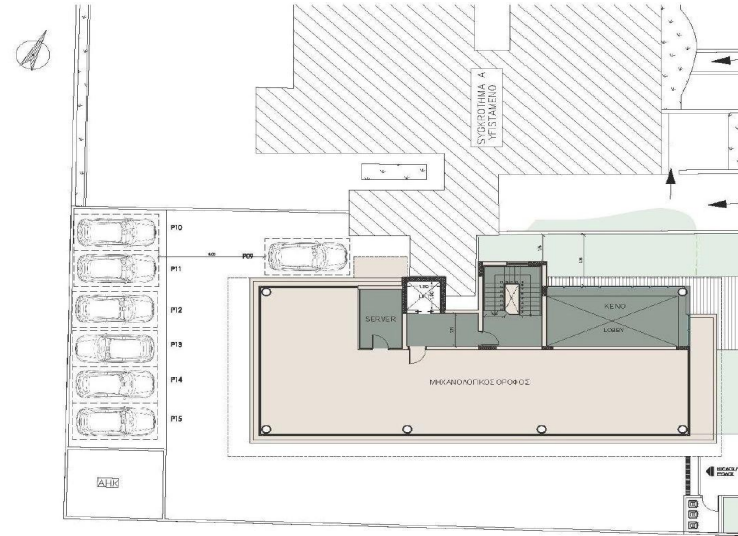
€6 800 000 on Apr 8, 2025  
 €7 500 000 on Jun 21, 2025



## GROUND FLOOR



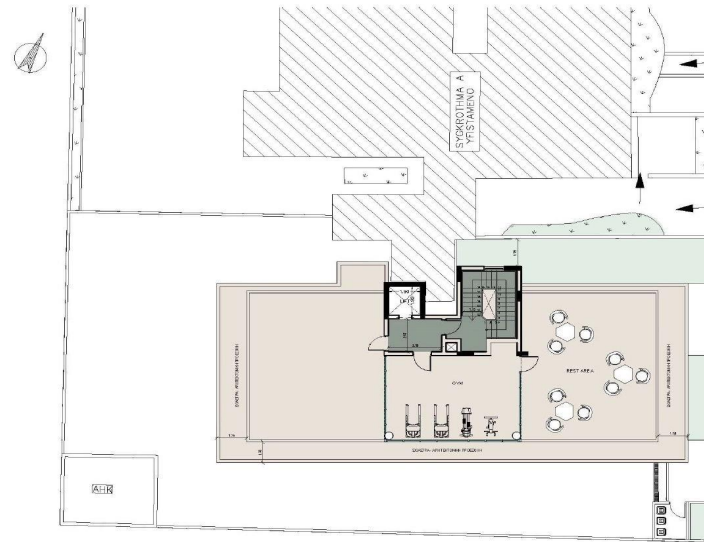
Total covered area: 74m<sup>2</sup>  
Parking Spaces: 16



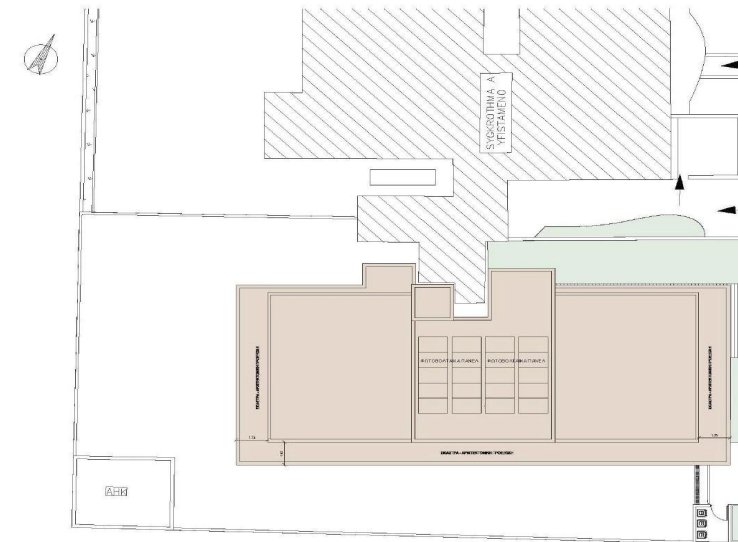
Total covered area: 202m<sup>2</sup>

## MEZZANINE

## ROOF GARDEN



Total covered area: 78m<sup>2</sup>  
Total un-covered area: 160m<sup>2</sup>



## ROOF

