

## 2626m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

For sale is an exceptional off-plan commercial building located in the vibrant area of Germasogeia. Offering a generous internal space of 2626 m2, this property presents a unique opportunity for investors and business owners seeking a prime location in a bustling community. 

Germasogeia is known for its charming blend of modern amenities and stunning natural surroundings. With close proximity to beautiful beaches and lively local shops, this area attracts both locals and tourists alike. The community is well-connected, making it easy for visitors and customers to access your business.

Designed with energy efficiency in mind, this building boasts an impressive energy efficienc...

### Property Info

Covered Area **2626**  
Furnishing **Unfurnished**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **29134**  
Property type **Building**  
Condition **Brand New**

### Amenities

- Elevator

### Location

**Location:** Germasogeia Region: **Limassol**  
Coordinates: **34.707611396898 / 33.083690381758**

**Price: €23 000 000 + VAT**

VAT for this property is **€4,186,070** or **€4,370,000**. 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>€8 759.00/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**

€23 000 000 on Apr 10, 2025



