

340m² Office for Sale in Limassol District

Exclusive Investment Opportunity We are delighted to introduce this state of the art commercial project situated in the prestigious Germasoyia area of Limassol. Strategically located just 400 meters from the beachfront and within walking distance of essential amenities such as banks offices restaurants and supermarkets it perfectly combines modern sophistication with accessibility. This is an unparalleled opportunity for discerning investors to secure a foothold in one of Cyprus s most sought after locations. Investment Highlights Prime Location Germasoyia Limassol 400 meters from the beach and surrounded by key amenities. Project Launch Date January 2025. Completion Timeline 14 16 months...

Property Info		Plot / Area Info	Additional info	
Covered Area	340		Reference Number	VL47323
Energy Efficiency	A		Property type	Office
Amenities		Location		
• Balcony		Region: Limassol		

Price: €3 500 000 + VAT

VAT for this property is **€448,824** or **€665,000**. 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	Excluded	Title transfer fee	~€136 600.00	Common expenses	None
		Price per SQM	€10 294.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€3 500 000 on May 6, 2025



