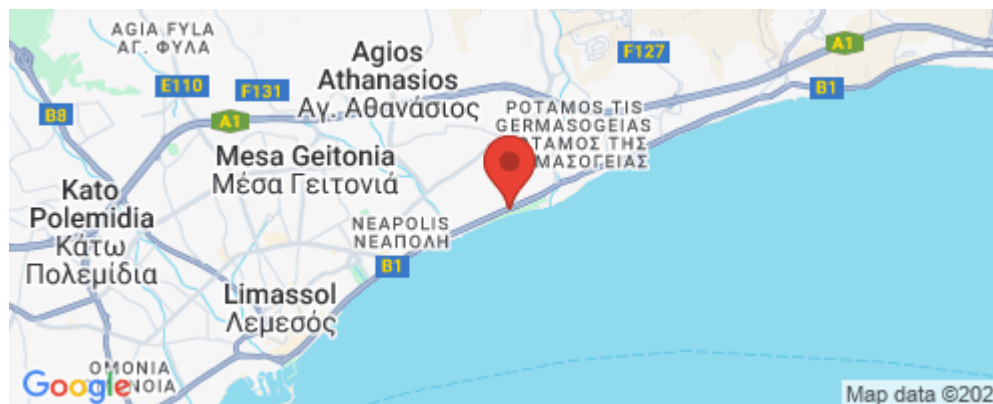


429m² Office for Sale in Potamos Germasogeias, Limassol District

It is more than just a property; it is a strategically designed investment vehicle tailored to maximize returns for its owner. With an impressive ROI potential of up to 10%, a prime location in Limassol's bustling Germasoyeia area, and a high likelihood of rental income appreciation, the project is poised to deliver exceptional value.

Enjoy the convenience of having everyday amenities — including supermarkets, pharmacies, restaurants, bakeries, and more — all within walking distance.

Moreover, Limassol's stunning beaches are just a five-minute stroll away. Our interiors are crafted with meticulous attention to detail, combining high-quality materials ...



Property Info

Covered Area	429
Furnishing	Unfurnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	29719
Property type	Office
Condition	Brand New

Amenities

- Gym

Location

Location: Potamos Germasogeias Region: **Limassol**
Coordinates: **34.692649 / 33.080357**

Price: €3 600 000 + VAT

VAT for this property is **€507,776** or **€684,000**. 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	None	Common expenses	None
		Price per SQM	€8 392.00/m²		

Representative: FOX

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

€3 600 000 on May 31, 2025

