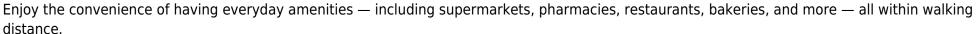
×



## 477m<sup>2</sup> 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.



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		Plot / Area In	ıfo	Additional info	
Covered Area	477			Reference Number	29720
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Office
Air Conditioning	All rooms, Yes			Condition	<b>Brand New</b>

Amenities L	_ocation
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• Gym

Location: Potamos Germasogeias Region: Limassol

Coordinates: **34.692649** / **33.080357** 



Price: €3 900 000 + VAT

VAT for this property is €569,302 or €741,000. 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 E	Eveluded	Title transfer fee	None	Common ovnoncos	None
	Excluded	Price per SOM	€8 176.00/m²	Common expenses	None

## **Representative: FOX**

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

Phone: +35726940150, +35725267777, +35725760781

## **Price change history**

€3 900 000 on May 31, 2025



