

477m² 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		Plot / Area I	Plot / Area Info	
Covered Area	477			Reference Number
Furnishing	Unfurnished	Parking	Covered, Yes	Property type
Air Conditioning	All rooms, Yes			Condition

Reference Number 29720
Property type Office
Condition Brand New

Amenities	Location	
• Cum	Location: Potamos Germasogeias	Region: Limassol
• Gym	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 I	Excluded	Title transfer fee	None	Common ovnensos	None
		Price per SOM	€8 176.00/m ²	Common expenses	None

Representative: FOX

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Price change history

€3 900 000 on May 31, 2025









