

## 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.

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

Amenities	Location
• Gym	<b>Location:</b> Potamos Germasogeias      Region: <b>Limassol</b> Coordinates: <b>34.692649 / 33.080357</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€8 176.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€3 900 000 on May 31, 2025

