

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 Germasogeia 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

477

Furnishing

Unfurnished

Air Conditioning

All rooms, Yes

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number

29720

Property type

Office

Condition

Brand New

Amenities

- Gym

Location

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 176.00/m²		

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

