

## Building for Sale in Potamos Germasogeias, Limassol District

This is a landmark business centre, located in one of Limassol's main commercial hub. This outstanding building comprises of 5 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects. X

- ✓ Wood and plasterboard ceilings, height ~2.6m
- ✓ Access control / magnetic card system at entrance
- ✓ Modern high-quality façade with structural glazing, 41 dB insulation
- ✓ Traffic control system with remote barriers at garage entrance
- ✓ High-speed elevators (8 persons), disabled access, 120-min fire protection
- ✓ Reinforced concrete frame with waterproof foundation...

Property Info	Plot / Area Info	Additional info
Total Number of Floors	<b>5</b>	Reference Number
Energy Efficiency	<b>A</b>	Plot area <b>750</b> Property type Condition

Amenities	Location	
• Roof Garden	<b>Location:</b> Potamos Germasogeias Coordinates: <b>34.70195648936 / 33.088084451916</b>	Region: <b>Limassol</b>

**Price: €12 500 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>N/A</b>	Common expenses	<b>None</b>
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**Representative: RealDeal Estates**

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**Price change history**

€12 500 000 on Jul 15, 2025



Architectural Plans

## Ground Floor & MEZZANINE

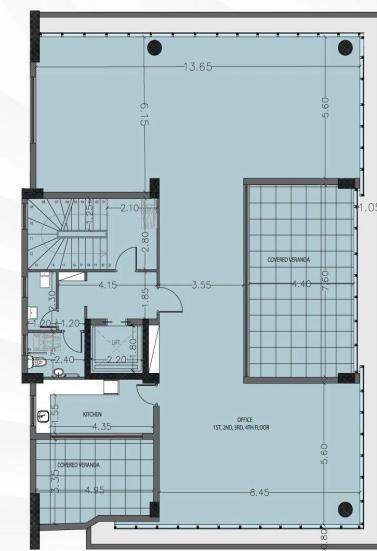
PARKING SPACES	8
LOBBY	42m <sup>2</sup>
AUXILIARY	70m <sup>2</sup>
RETAIL SHOWROOM	
· Covered Area	140m <sup>2</sup>
· Common Area	50m <sup>2</sup>
Total Area	190m <sup>2</sup>



Architectural Plans

## 1st, 2nd, 3rd & 4th FLOORS

OFFICES 101, 201, 301 & 401	40m <sup>2</sup>
Common Internal Area	186m <sup>2</sup>
Covered Internal Area	50m <sup>2</sup>
Covered Veranda Area	
<b>TOTAL COVERED AREA</b>	<b>276m<sup>2</sup></b>



Architectural Plans

## Penthouse FLOOR

Common Internal Area	46m <sup>2</sup>
Un-Covered Veranda Area	230m <sup>2</sup>
<b>TOTAL AREA</b>	<b>274m<sup>2</sup></b>

