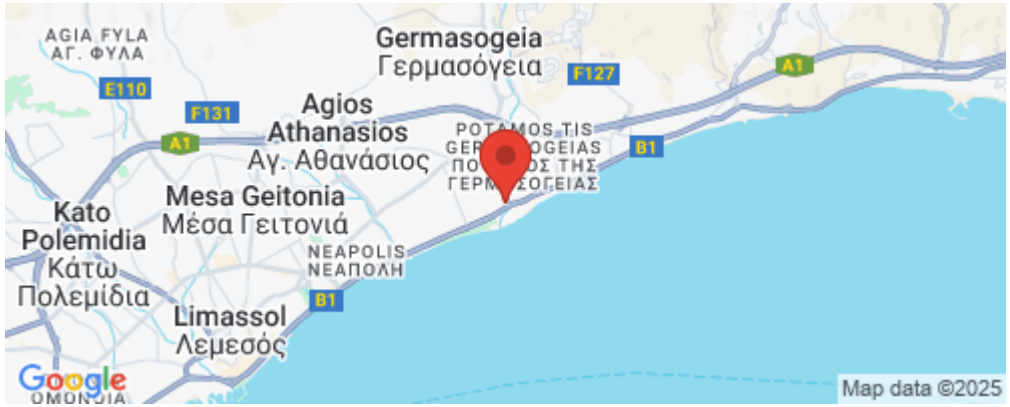
2925m² Building for Sale in Germasogeia, Limassol District

Commercial Building for sale in Germasogeia area, Limassol. Located in a prestigious area of Germasogeia, Limassol's tourist area, boasting close proximity to significant related infrastructures sich us business centres, high-star hotels, banks and fine dining restaurants.



This outstanding building has 9 levels. On the ground floor there is parking space-with 23+3 parking spots, conference/gym area, on the ground floor there is lobby area, wc's, one shop and 12+5 parking spots. The first floor is the mechanical floor and from second to sixth floor there are offices plus kitchen, wc's and spacious verandas. All office spaces are meticulously designed to reach high level of qu...

Property Info

Covered Area	**2925**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

Plot area	**1532**
Parking	**Covered, Yes**

Additional info

Reference Number	**52626**
Property type	**Building**
Condition	**Brand New**
View	**Sea view**

Amenities

- Gym

Location

Location: Germasogeia Region: **Limassol**

Coordinates: **34.69655236 / 33.08845431**

Price: €28 000 000 + VAT

VAT for this property is **€5,118,974** or **€5,320,000**. 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	**€9 573.00/m²**		

Representative: Kalogirou Real Estate

Registration number	**1104**	Email	**info@kalogirourealestate.com**
License number	**569/E**	Legal name	**N/A**

Phone: **+35724003723**

Price change history

€28 000 000 on Aug 5, 2025

UNDERGROUND FLOOR

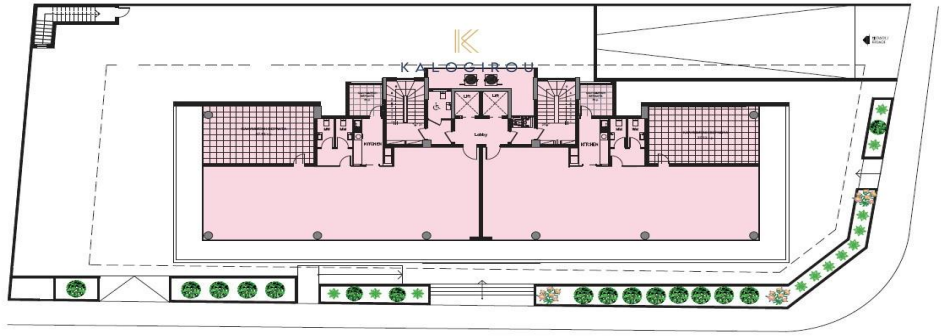
• CONFERENCE / GYM AREA: 270m² • PARKING SPACES: 23+3 • TOTAL AREA: 830m²

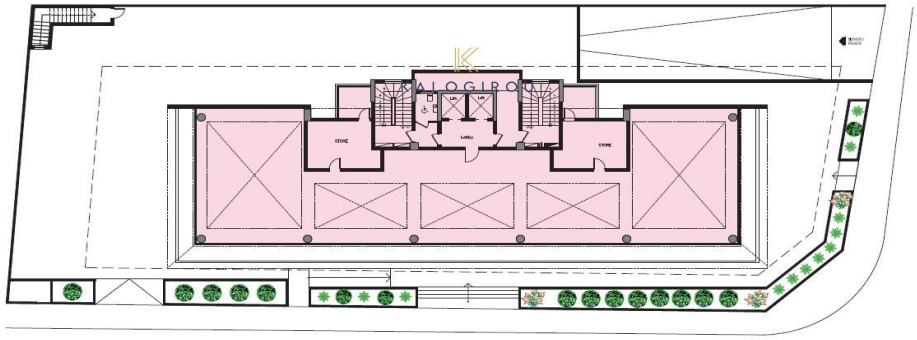
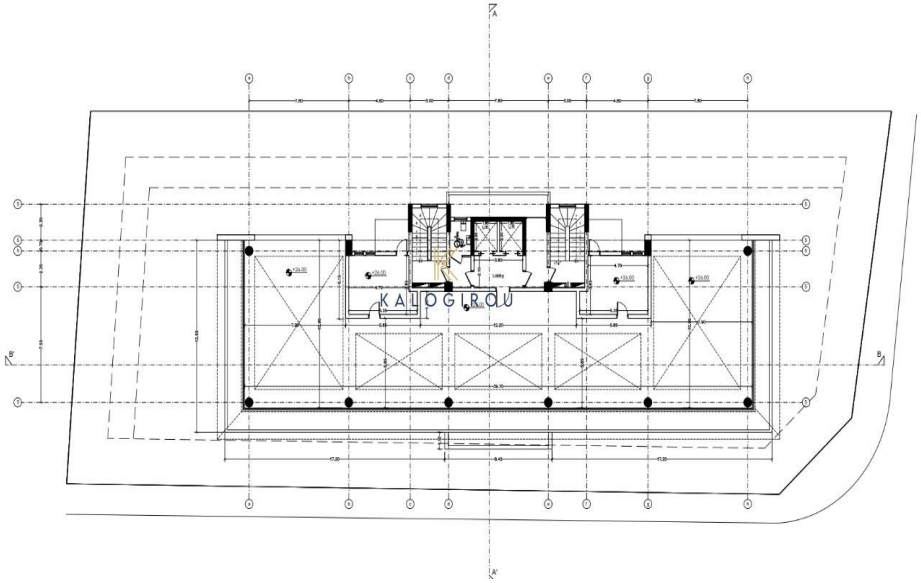
GROUND FLOOR

• LOBBY AREA: 130m² • RETAIL SHOP: 140m² + 70m² (mech. floor) • PARKING SPACES: 12+5

SECOND-FIFTH FLOOR

• COVERED AREA: 330m² • COMMON AREA: 70m² • MECHANICAL AREA: 20m² • COVERED BALCONY: 100m² • TOTAL AREA: 520m²



PENTHOUSE FLOOR

• COVERED AREA: 68m² • COMMON AREA: 70m² • UN-COVERED BALCONY: 200m² • COVERED BALCONY: 145m² • TOTAL AREA: 4459m²