

## 1722m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

Commercial Building for sale in Germasogeia area, Limassol. Located in one of Limassol's main commercial hub. Close proximity to significant related infrastructures such as business centres, high-star hotels, banks and fine dining restaurants. X

Commercial building for sale in Germasogeia area. It consists of five floors of commercial office space, all of which is meticulously designed to reach the level of quality. The basement level consists of 12 parking spaces and storage rooms. The ground floor consists of 8 parking spaces, retail shop, lobby area and toilets. The mezzanine floor consists of a showroom and auxiliary space. From the first to fourth floor, there are office spaces...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>1722</b>	Plot area	<b>750</b>	Reference Number	<b>52629</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Building</b>
				Condition	<b>Brand New</b>

Amenities	Location	Region
• Elevator	<b>Location:</b> Germasogeia Coordinates: <b>34.702055464952 / 33.088013386821</b>	<b>Limassol</b>

## Price: €12 500 000 + VAT

VAT for this property is **€2,222,561** or **€2,375,000**. 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>€7 259.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

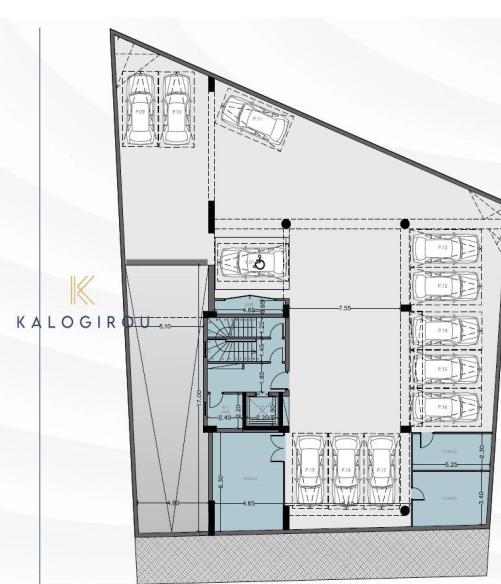
## Price change history

€12 500 000 on Aug 5, 2025



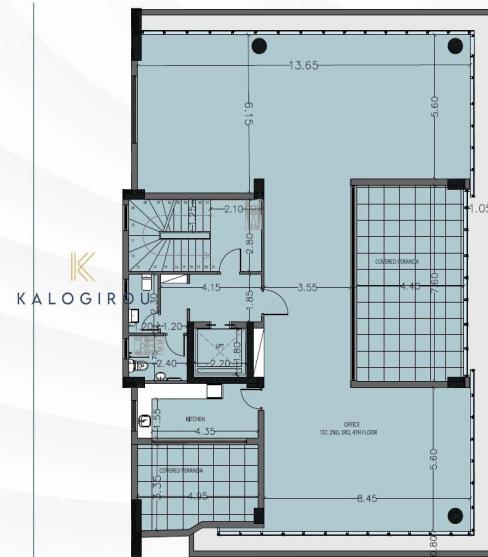
## Basement FLOOR

PARKING SPACES	12
Common Internal Area	42m <sup>2</sup>
Store Rooms	70m <sup>2</sup>
Rest Internal Area	404m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>516m<sup>2</sup></b>



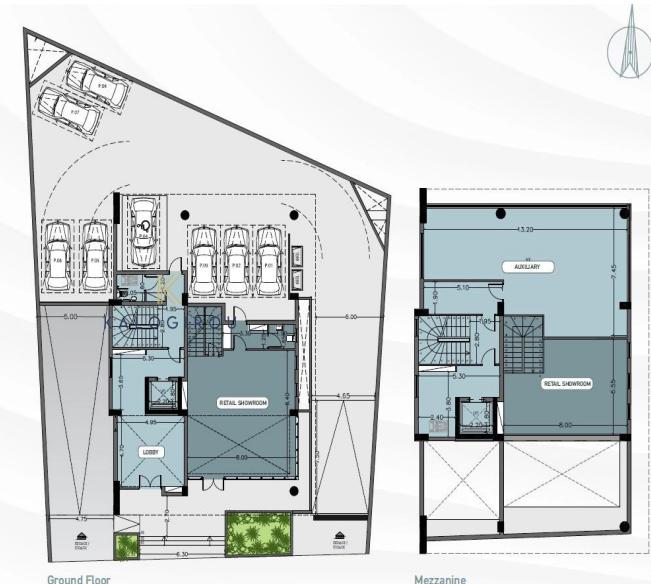
## 1st, 2nd, 3rd & 4th FLOORS

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



## 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>



## Penthouse FLOOR

Common Internal Area	44m <sup>2</sup>
Un-Covered Veranda Area	230m <sup>2</sup>
<b>TOTAL AREA</b>	<b>274m<sup>2</sup></b>

