

1381m² Building for Sale in Limassol District

Located in an excellent location with all amenities around. Its major advantage is that it is only 400m from the beach which is only 5m walk. This commercial building is laid out in 7 floors Ground floor with a covered parking area and a lobby of 84m² A Full height Mezzanine 213m² 1st floor 214m² 2nd floor 251m² 3rd floor 251m² 4th floor 251m² Roof garden with covered gym area covered area 81m² Total 1382m² including indoor space verandas and common areas FEATURES Raised floor anti static HPL 38mm Suspended ceilings mineral acoustic tiles 60x60cm. 8 person elevator. Smoke detectors and provision for cameras. Indoor Gym and changing rooms. High end kitchens with Corian countertops. Marble ...

Property Info

| | |
|------------------------|-------------|
| Covered Area | 1381 |
| Total Number of Floors | 7 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|-----------|------------|
| Plot area | 813 |
|-----------|------------|

Additional info

| | |
|------------------|-----------------|
| Reference Number | VL49596 |
| Property type | Building |

Amenities

Location

Region: **Limassol**

Price: €7 500 000 + VAT

VAT for this property is **€1,310,952** or **€1,425,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€296 600.00 | Common expenses | None |
| | | Price per SQM | €5 431.00/m² | | |

Representative: Nicolaou Estates

| | | | |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | 693 | Email | pnicolaou@nicolaouestates.com |
| License number | 365/E | Legal name | Nicolaou Estates LTD |
| Phone: | | | |

Price change history

€7 500 000 on Aug 14, 2025

Investment Highlights

Prime Location: Germasoyia, Limassol – 400 meters from the beach and surrounded by key amenities.

❖ **Completion Timeline:** End of 2025.

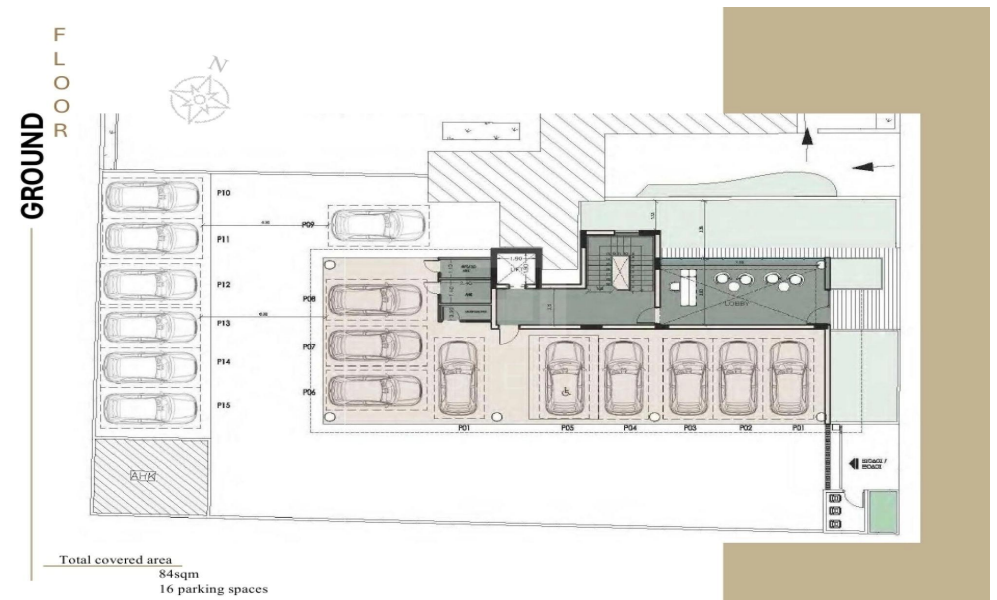
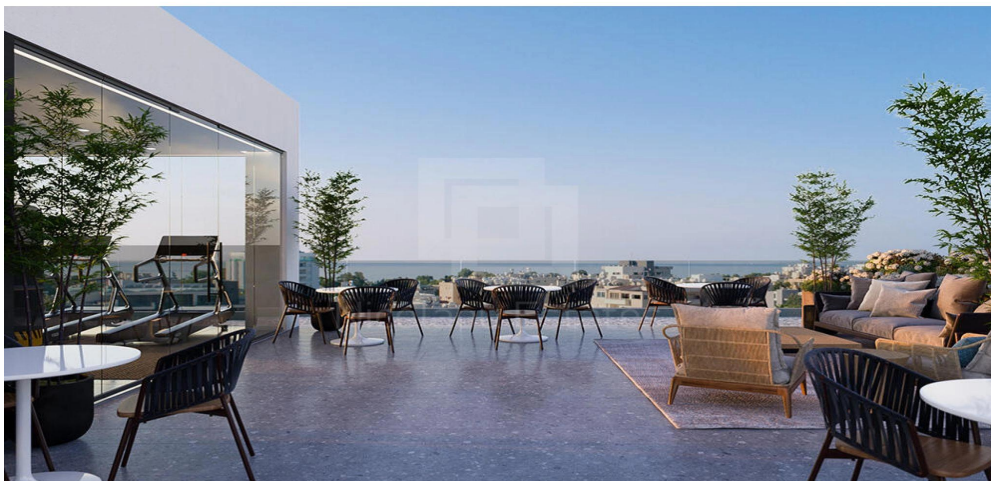
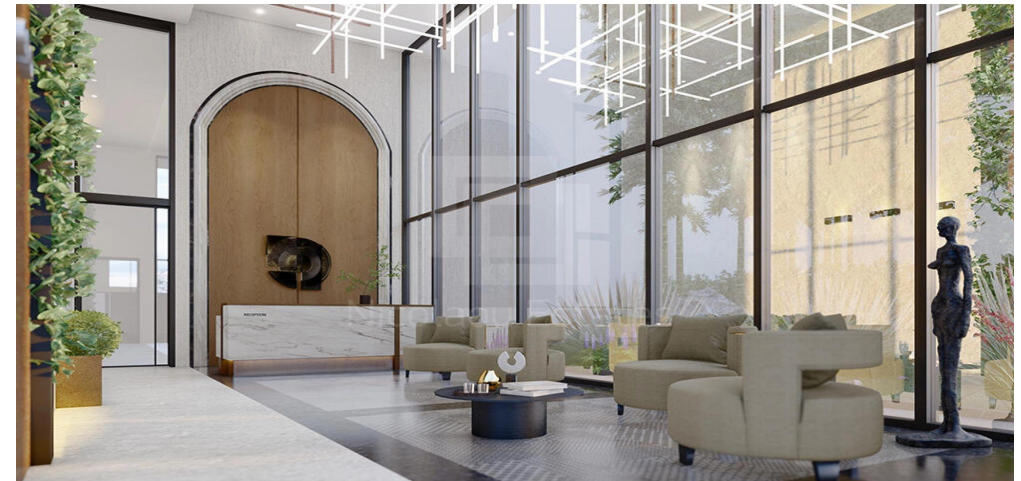
❖ **Plot area:** 815sqm

❖ **Total Covered Area:** 1,381 sqm (including indoor spaces, verandas, and common areas).

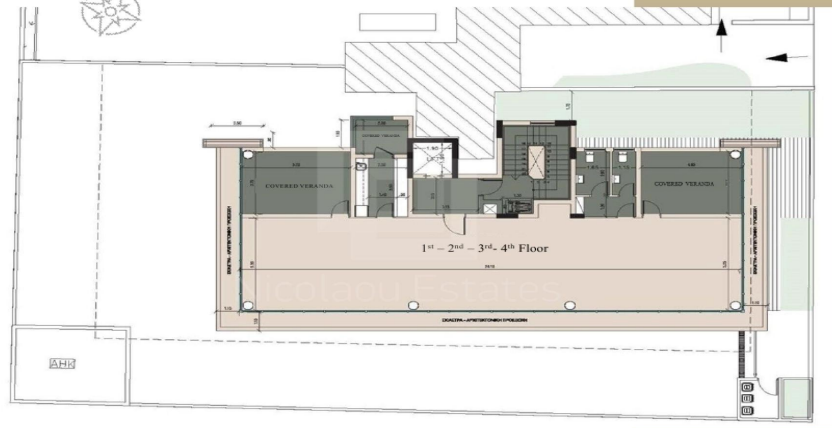
❖ **Uncovered Area:** 80 sqm.

❖ **Parking Spaces:** 16.

* Reception
* Full height Mezzanine
* 4 floors
* Roof garden

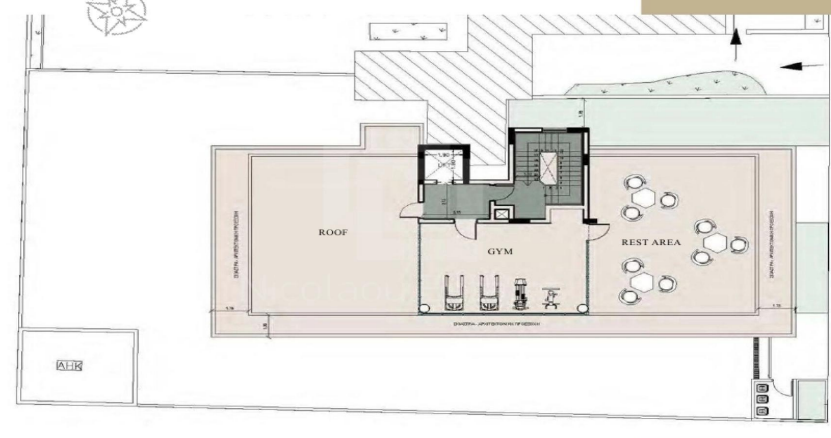


1ST/2ND/3RD/4TH
FLOOR



Total covered area
251 sqm per floor

ROOF GARDEN
FLOOR



Total covered area
81 sqm