

## 2120m<sup>2</sup> Commercial for Sale in Potamos Germasogeias, Limassol District

This contemporary style office tower is conveniently located in walking distance from the sea and will consist of offices with a roof terrace. The building will have in total 27 parking spaces. The development will also have store rooms as well as the lobby area. The Project has EPC certificate with "B" Energy Efficiency Rating. 

Property Info	Plot / Area Info	Additional info
Covered Area	<b>2120</b>	Reference Number <b>S745-QT</b>
Covered Veranda	<b>430</b>	Property type <b>Other Commercial</b>
Floor Number	<b>1</b>	Condition <b>Pre-Owned</b>
Total Number of Floors	<b>1</b>	Bathrooms <b>1</b>
Amenities	Location	
	<b>Location:</b> Potamos Germasogeias    Region: <b>Limassol</b> Coordinates: <b>34.70196 / 33.08805</b>	

## Price: €12 500 000 + VAT

VAT for this property is **€2,251,179** 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	<b>~€496 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 896.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€12 500 000 on Aug 26, 2025

