

## 2416m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

New office building for sale in Germasogeia, Limassol. 27 parking spaces (19 indoor and 8 outdoor). There are also storage rooms in the basement. On the ground floor of the lobby. There is a room designed for a store with a mezzanine. Technical floor. 5 office spaces. occupying the entire floor, with an area of 276 m2. Just 800 meters from the sea. It has easy access to the motorway. An ideal option for investment.

**Property Info**

Covered Area **2416**

Energy Efficiency **A**

**Plot / Area Info****Additional info**

Reference Number **181799**  
Property type **Building**  
Condition **Under Construction**

**Amenities****Location**

**Location:** Germasogeia **Region:** Limassol

## Price: €12 500 000 + VAT

VAT for this property is **€2,266,349** 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>€5 174.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

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License number	<b>338/E</b>	Legal name	<b>N/A</b>
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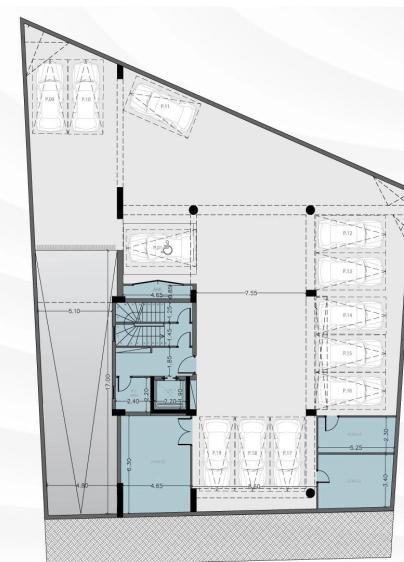
## Price change history

€12 500 000 on Oct 16, 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>
TOTAL COVERED AREA	516m <sup>2</sup>





1st, 2nd, 3rd & 4th  
FLOORS \_\_\_\_\_

OFFICES 101, 201, 301 & 401

Common Internal Area 40m<sup>2</sup>

Covered Internal Area 186m<sup>2</sup>

Covered Veranda Area 50m<sup>2</sup>

TOTAL COVERED AREA 276m<sup>2</sup>

