

## 2772m<sup>2</sup> Building for Sale in Potamos Germasogeias, Limassol District

This is a landmark business centre, located in Limassol's coastal commercial hub. This outstanding building comprises of 9 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects. ✖

Furthermore, the floor to ceiling windows provide astonishing city and sea views, complementing the open plan configuration.

The business centre also offers a range of amenities, such as a gym, cafeteria, sauna, and conference room.

**Property Info**

Covered Area **2772**  
Total Number of Floors **9**

**Plot / Area Info**

Plot area **1532**

**Additional info**

Reference Number **11325**  
Property type **Building**

**Amenities**

- Elevator

**Location**

**Location:** Potamos Germasogeias  
Region: **Limassol**  
Coordinates: **34.69657585 / 33.08840634**

## Price: €28 000 000 + VAT

VAT for this property is **€5,107,879** 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	<b>Excluded</b>	Title transfer fee	<b>~€1 116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 101.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

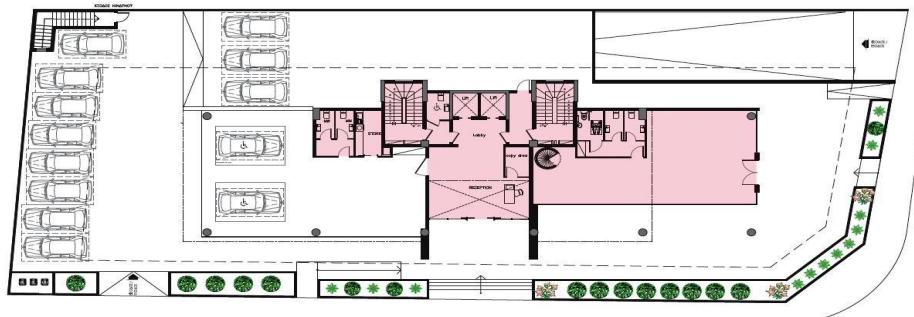
€28 000 000 on Jan 21, 2026





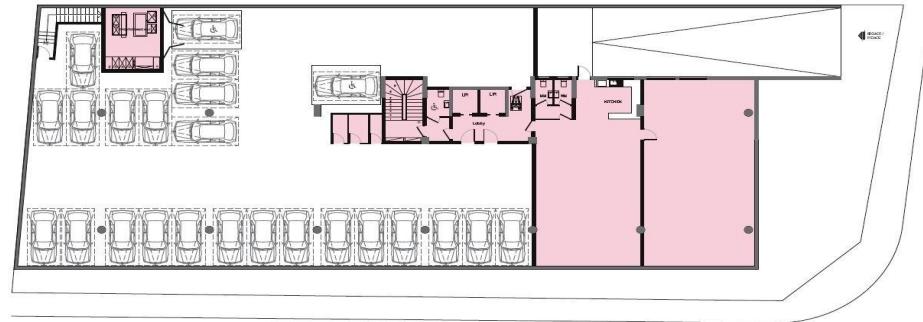
## GROUND FLOOR

\* LOBBY AREA: 130m<sup>2</sup> \* RETAIL SHOP: 140m<sup>2</sup> + 70m<sup>2</sup> [mech. floor] \* PARKING SPACES: 12+5



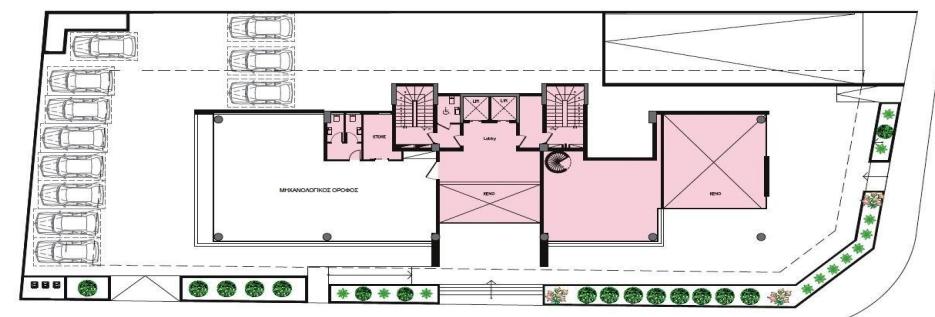
## UNDERGROUND FLOOR

\* CONFERENCE / GYM AREA: 270m<sup>2</sup> \* PARKING SPACES: 23+3 \* TOTAL AREA: 830m<sup>2</sup>



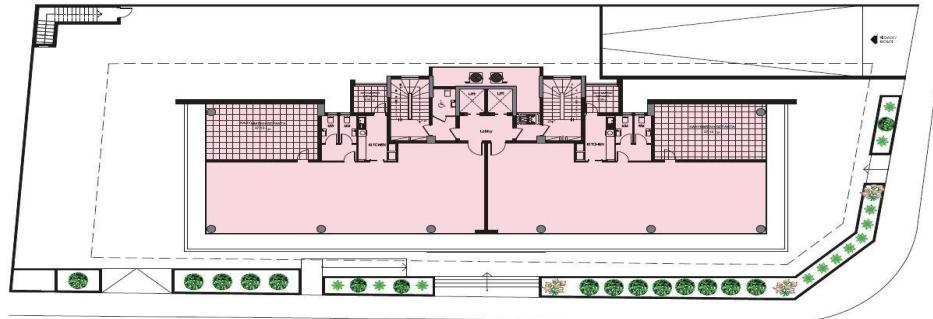
## MECHANICAL FLOOR

\* COVERED AREA: 175m<sup>2</sup> \* RETAIL SHOP: 70m<sup>2</sup> + 140m<sup>2</sup> [ground floor] \* COMMON AREA: 70m<sup>2</sup> \* MECHANICAL AREA: 20m<sup>2</sup> \* TOTAL AREA: 265m<sup>2</sup>



## SIXTH 1000<sup>2</sup>

\* COVERED AREA: 330m<sup>2</sup> \* COMMON AREA: 70m<sup>2</sup> \* MECHANICAL AREA: 20m<sup>2</sup> \* COVERED BALCONY: 100m<sup>2</sup> \* TOTAL AREA: 520m<sup>2</sup>



## PENTHOUSE 1000<sup>2</sup>

\* COVERED AREA: 68m<sup>2</sup> \* COMMON AREA: 70m<sup>2</sup> \* UN-COVERED BALCONY: 200m<sup>2</sup> \* COVERED BALCONY: 145m<sup>2</sup> \* TOTAL AREA: 4459m<sup>2</sup>

