

## 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

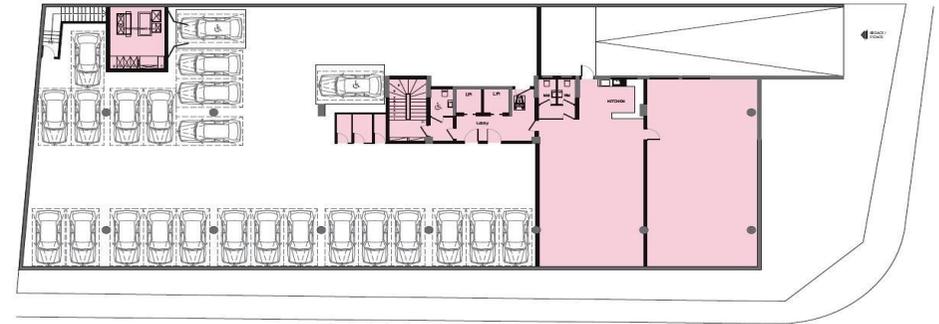
€28 000 000 on Jan 21, 2026





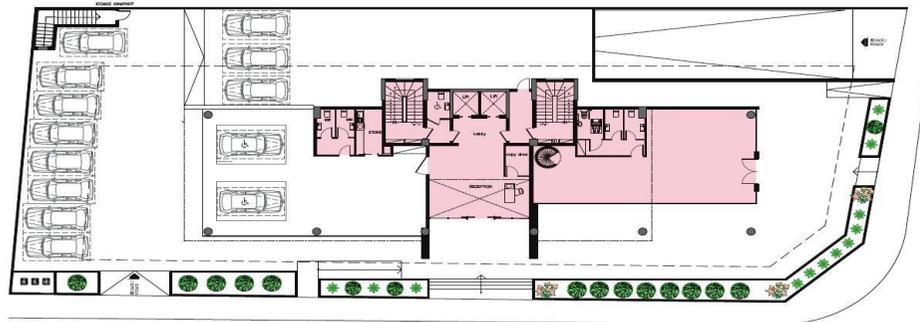
## UNDERGROUND FLOOR

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



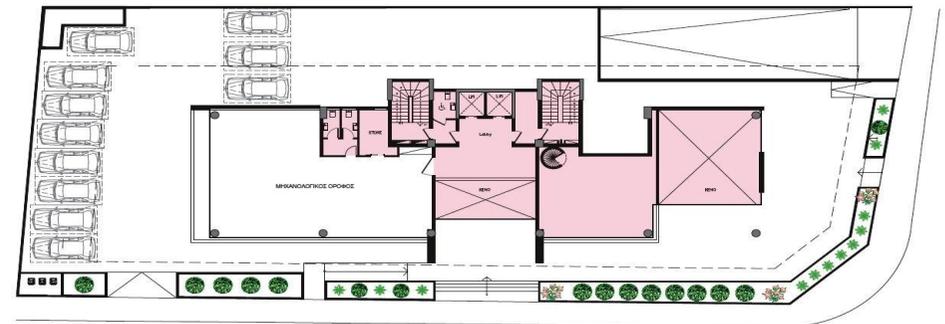
## GROUND FLOOR

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



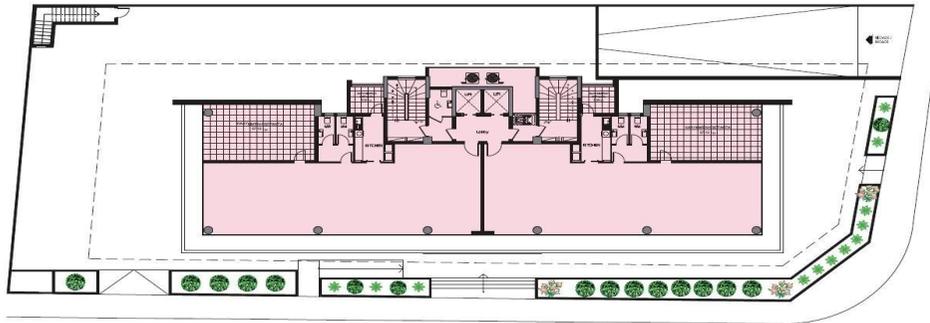
## MECHANICAL FLOOR

• 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 FLOOR

• 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 FLOOR

• 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>

