

# Commercial Building 2,423 SQM For Sale

**€13,000,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 2,423 m<sup>2</sup> Covered Area
- 1,040 m<sup>2</sup> Land Size
- 308 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 158m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 25955**



## Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Covered Parking
- Fire alarm system
- Fitted Kitchen
- Male and Female W/C
- Mezzanine
- Open-plan
- Reception
- Security System
- Underground Parking
- Utility Room
- Ventilation System
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Solar System

## Description

Brand New Luxury Commercial Building For Sale in Potamos Germasogeias, Limassol!

Prime location, situated within Limassol's busy coastal commercial area!

Just a short distance away from high-star hotels, the seafront and Marina!

7-Story!

2,423m<sup>2</sup> of Net Indoor area

222m<sup>2</sup> of Common Indoor areas

308m<sup>2</sup> of Covered Verandas

158m<sup>2</sup> of Uncovered Verandas

1,040m<sup>2</sup> of Plot size

16 x Underground Parking Spaces

12 x Ground Floor Covered Parking Spaces

VRV A/C

Reception/Lobby

Penthouse Office

Retail Shop with Mezzanine

Disability Access

Kitchens

Male and Female W/C's

Fire Alarm System

CCTV

Floor to Ceiling Windows

Storerooms

Access control / magnetic card system

Underground parking traffic control system

Remote control access to the parking

Elevator

Internal Photos are only an example

Delivery Time: May 2023

This commercial building is a compelling investment opportunity!

Contact us for full information and for a private viewing!













