

# Commercial Building 4,175 SQM For Sale

**€22,500,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 4,175 m<sup>2</sup> Covered Area
- 1,760 m<sup>2</sup> Land Size
- New Build
- Title Deed: Available

**ID: 25956**



## Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Conference room
- Covered Parking
- Fire alarm system
- Fitted Kitchen
- Male and Female W/C
- 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!

4,175m<sup>2</sup> of Covered area

1,760m<sup>2</sup> of Plot size

26 x Underground Parking Spaces

17 x Ground Floor Covered Parking Spaces

VRV A/C

Reception/Lobby

Conference Room

Penthouse Office

Retail Shop

Gym/Sauna

Cafeteria area

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

2 x Elevators

Delivery Time: March 2024 (Approximately)

This commercial building is a compelling investment opportunity!

Contact us for full information and for a private viewing!















