

# Commercial Building 1,016 SQM For Sale

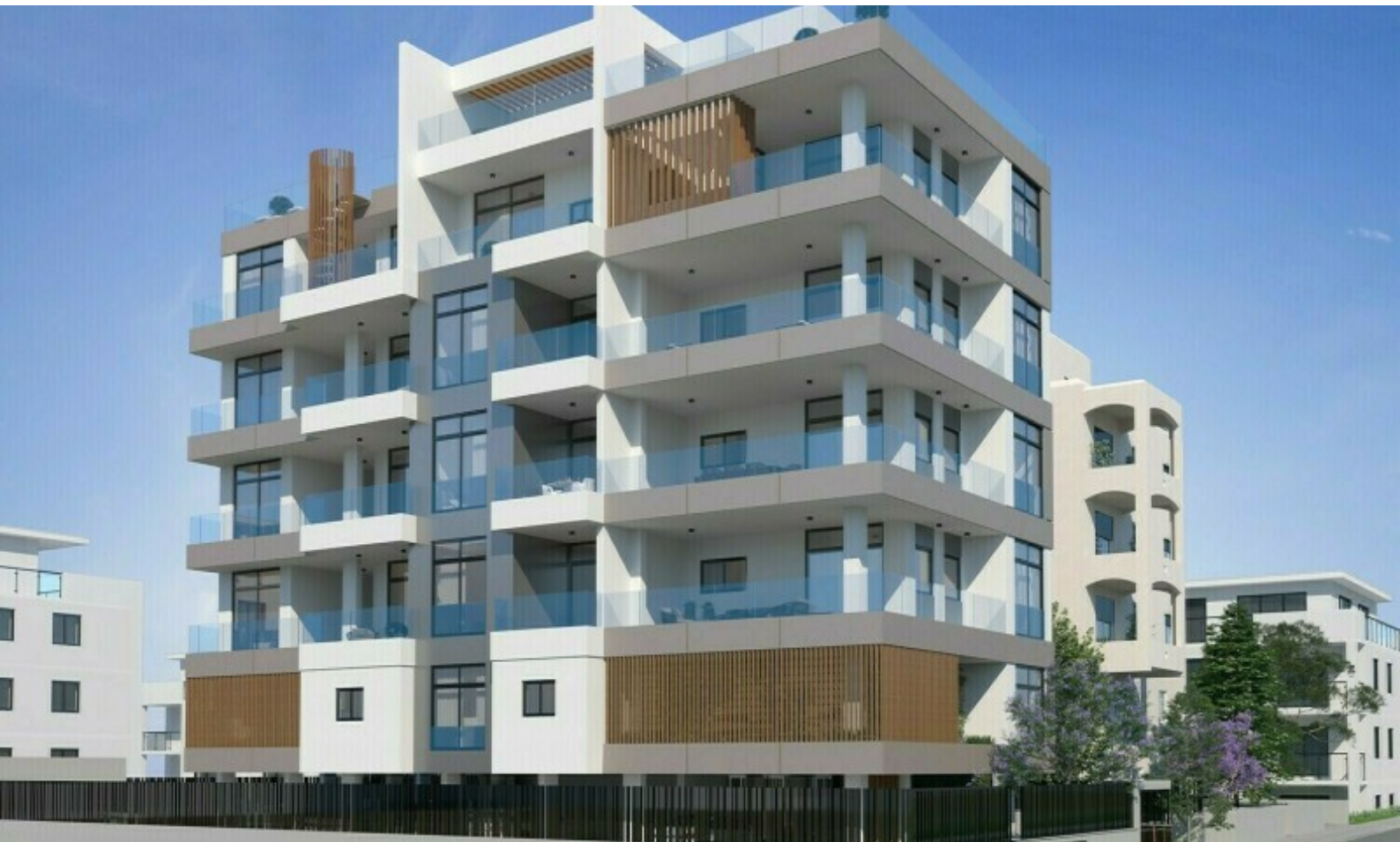
**€8,500,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 1,016 m<sup>2</sup> Covered Area
- 233 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 143m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 29620**



## Indoor Features

- CCTV system
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Jacuzzi
- Male and Female W/C
- Open-plan
- Pressurised Water System
- Provision for Air Conditioning
- Reception
- Security System
- Unfurnished
- Utility Room
- Video entrance system
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Roof Garden
- Solar System

## Description

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

Located in one of the best, most prestigious areas in Limassol

It boasts close proximity to the seafront and a plethora of amenities!

A captivating investment opportunity!

5 Office Floors + Roof Garden!

1,016m<sup>2</sup> of Net Indoor area

233m<sup>2</sup> of Covered Veranda

18m<sup>2</sup> of Uncovered Veranda

125m<sup>2</sup> of Roof Garden area

13 Covered Parking Spaces

Offices

Lobby

Laundry Room

Storeroom

Changing Room

W/C's with Showers

Male & Female W/C in the Gym area

Kitchenette

Elevator

Secure and gated complex

Remote control access to the parking

CCTV for the common areas

Provisions for A/C

Video entrance system

Jacuzzi area in the gym

Storerooms

Modern Design

High-quality materials and finishes

Delivery Time: September 2024

This outstanding commercial building is a compelling investment opportunity!

It is guaranteed to generate a high ROI!

Contact us for full information and for a private viewing

