

# Office 310 SQM For Sale

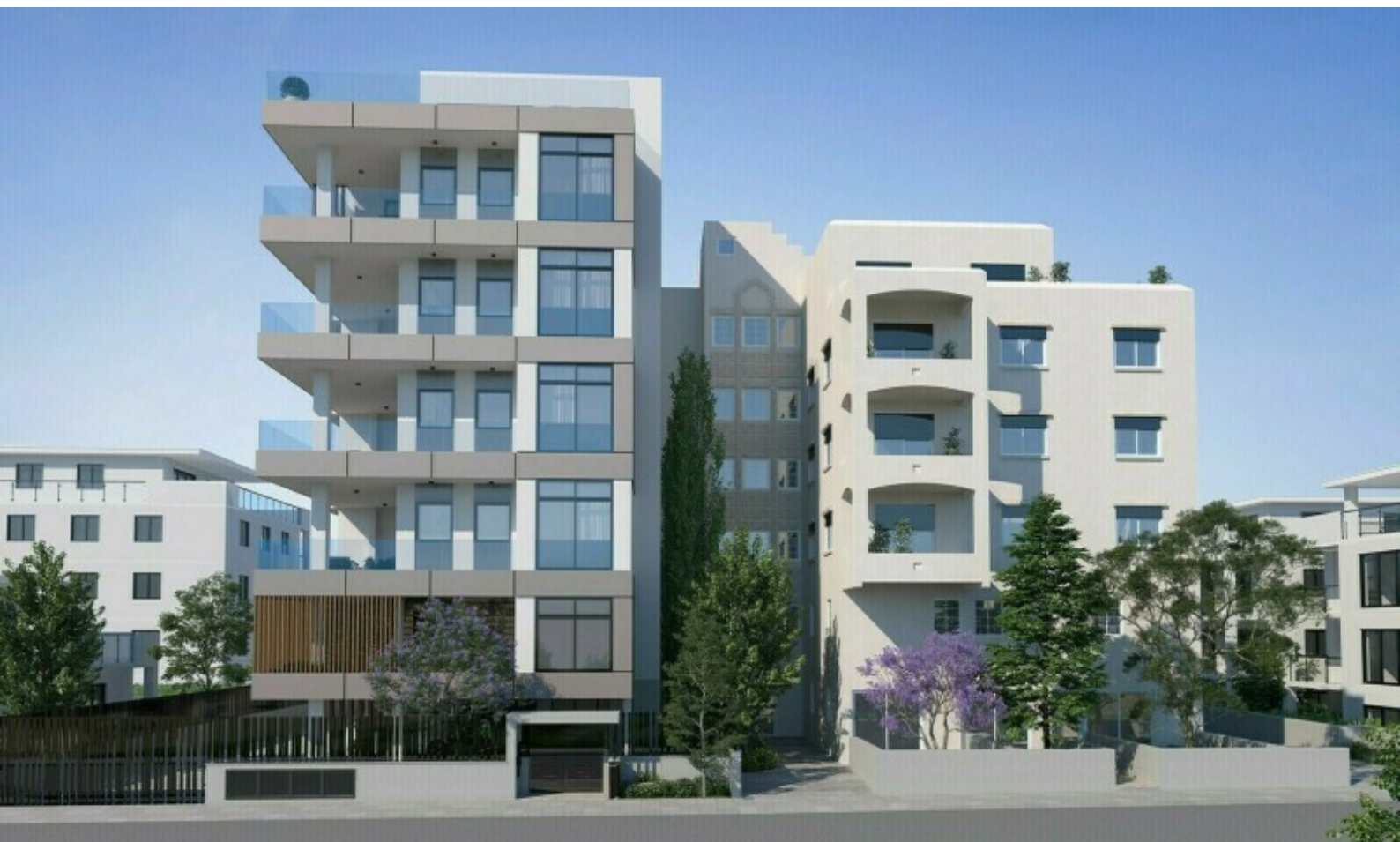
**€2,000,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 310 m<sup>2</sup> Covered Area
- 67 m<sup>2</sup> Covered Verandas
- New Build
- Title Deed: Available

**ID: 30476**



## Indoor Features

- CCTV system
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Jacuzzi
- Male and Female W/C
- Mezzanine
- 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

- Solar System

## Description

Brand New Entire Floor Office 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!

Entire 1st Floor with Mezzanine!

310m<sup>2</sup> of Net Indoor area

115m<sup>2</sup> of Mezzanine area

33m<sup>2</sup> of Common areas

30m<sup>2</sup> of Storeroom area

67m<sup>2</sup> of Covered Veranda

3 Covered Parking Spaces

Offices

Storeroom

Kitchenette

W/C

Provisions for A/C

Video entrance system

Jacuzzi area in the gym

Male & Female W/C in the Gym area

Elevator

Lobby

Secure and gated complex

Remote control access to the parking

CCTV for the common areas

Modern Design

High-quality materials and finishes

Delivery Time: September 2024

This impressive office space is a compelling investment opportunity!

Guaranteed to generate a high ROI!

It is also suitable for private purposes

Contact us for full information and for a private viewing

