

# Commercial Building 941 SQM For Sale

**€6,800,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 941 m<sup>2</sup> Covered Area
- 192 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 80m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 33052**



## Indoor Features

- CCTV system
- Covered Parking
- Elevator
- Fire alarm system
- Fitted Kitchen
- Guest Toilet
- Mezzanine
- Open-plan
- Provision for Air Conditioning
- Reception
- Utility Room
- Video entrance system
- EPC Energy Class: Pending

## Outdoor Features

- Roof Garden
- Uncovered Parking

## Description

Brand New State-of-the-art Commercial Building For Sale in Potamos Germasogeias, Limassol

Located in one of the most sought-after and active areas

Situated within walking distance of amenities and the seafront!

In addition, it has excellent access to the city center and the highway

Roof Garden with Sea Views!

763m<sup>2</sup> of Net Indoor area

Plus 178m<sup>2</sup> of Mezzanine

192m<sup>2</sup> of Covered Verandas

80m<sup>2</sup> of Uncovered Veranda/Roof Garden

248m<sup>2</sup> of Common areas

80m<sup>2</sup> of Uncovered Verandas

Covered and uncovered parking spaces

Lobby

Open plan offices

Mechanical Floor

Kitchenettes

W/C's

Gym

Cafe

Storerooms

Provisions for VRV A/C

Fire alarm system

Video entrance system

CCTV

Secure and gated complex

Elevator

Delivery Time: 2026

This impressive commercial building is a captivating investment opportunity!

Contact us for full information and for a private viewing!









