

Commercial Building 5,150 SQM For Sale

€45,000,000 Negotiable

Potamos Germasogeias, Germasogeia, Limassol
New Build

Key Facts

- 5,150 m² Covered Area
- 521 m² Covered Verandas
- Uncovered verandas: 385m²
- New Build
- Title Deed: Available

ID: 37523



Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Covered Parking
- Elevator
- Fire alarm system
- Fitted Kitchen
- Guest Toilet
- Mezzanine
- Reception
- Security System
- Underground Parking
- Utility Room
- Ventilation System
- EPC Energy Class: A

Description

Excellent Investment Opportunity!

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

Prime location, along one of the most active commercial roads in Limassol

It boasts proximity to the highway and the seafront

In addition, it is surrounded by a plethora of amenities!

Roof Garden!

5,150m² of Net Indoor area

79m² of Mezzanine area for the shop

2,509m² of Basement (Parking levels 1 + 2)

521m² of Covered Verandas

85m² of Uncovered Veranda

300m² of Roof Terrace area

2 Underground parking levels

Large Shop with Mezzanine

7 Office Floors

Gym

Reception

Lobby

W/C

Kitchenettes

VRV A/C

Access via a card entry system

CCTV

Fire detectors

Elevators

Secure and private building

Delivery Time: January 2025

This first-class building is a compelling investment opportunity!

It has the potential to generate a yield of over 6%

Contact us for full information and a private viewing!













