

# Commercial Building 5,150 SQM For Sale

**€45,000,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 5,150 m<sup>2</sup> Covered Area
- 521 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 385m<sup>2</sup>
- 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!

5,150m<sup>2</sup> of Net Indoor area

79m<sup>2</sup> of Mezzanine area for the shop

2,509m<sup>2</sup> of Basement (Parking levels 1 + 2)

521m<sup>2</sup> of Covered Verandas

85m<sup>2</sup> of Uncovered Veranda

300m<sup>2</sup> 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!















