



#11740

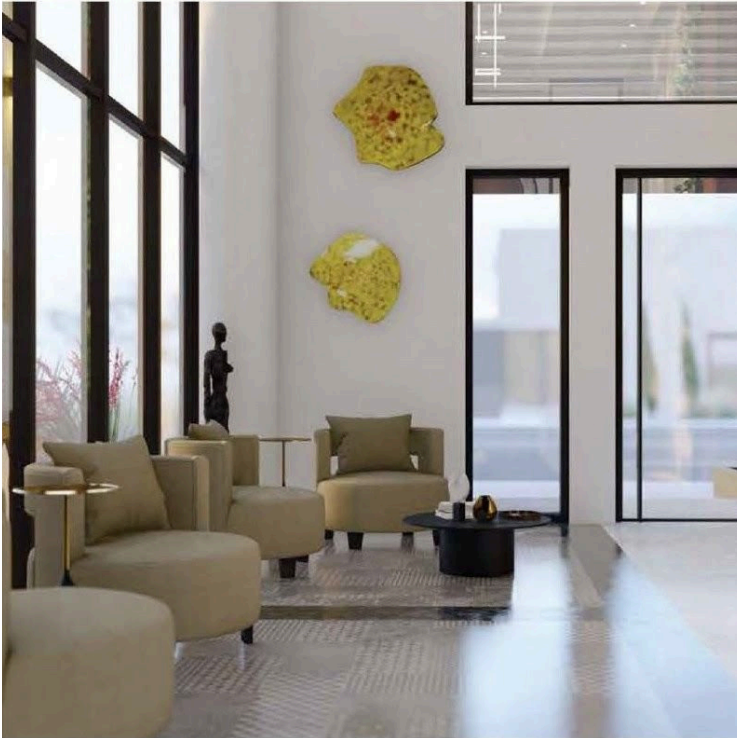
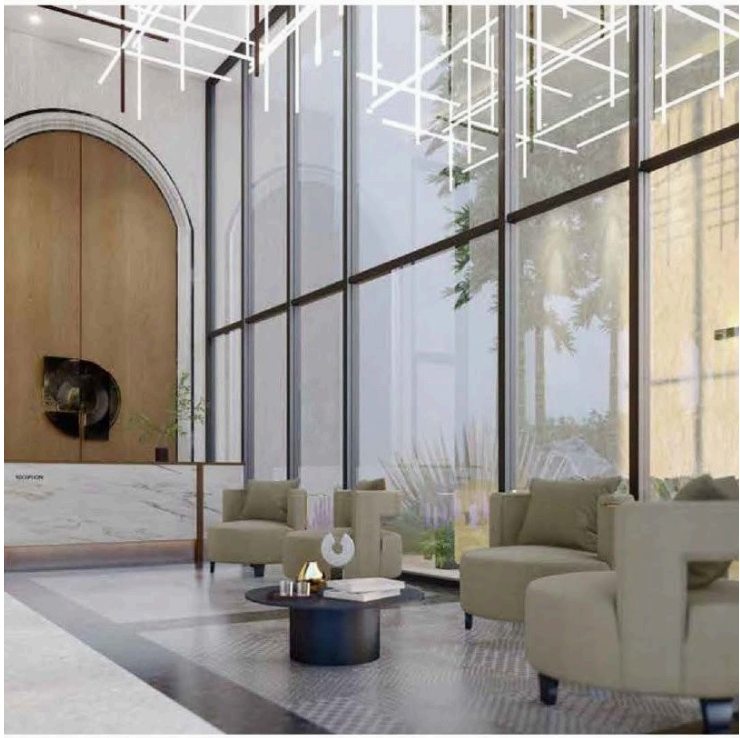
# Prime Business Opportunity: 3rd, 4th Floors & Roof Garden for Sale in Germasogeia, Limassol | 400M From the Beach (11740)

📍 Germasogeia Tourist Area, Limassol

€3,900,000 +VAT







# Overview

## Specifications

Covered

 477 m<sup>2</sup>

Type	Commercial Building
Plot	815 m <sup>2</sup>
Status	Under construction
Year of construction	2026
Title deed	Land

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

## Description

Prime Business Opportunity: 3rd, 4th Floors & Roof Garden for Sale in Germasogeia, Limassol | 400M From the Beach (11740)

Discover a state-of-the-art commercial building that redefines the business landscape in Limassol. Situated in the heart of Germasogeia, just 400 meters from the sea, this landmark project offers an unparalleled environment for modern enterprises.

Spanning 477 m<sup>2</sup> of covered space with 96 m<sup>2</sup> of covered verandas, these premium 3rd , 4th floor and foor garden are designed for companies seeking innovation, prestige, and prime accessibility.

Key Features:

Total Floors: 6 (For Sale : 3rd + 4th Floor + Roof Garden )

Plot Size: 815 m<sup>2</sup>

Parking Spaces: 8 Covered

Energy Efficiency Rating: A

Year of Completion: 2026



# Additional information

## Facilities

Aircondition, Central system

Gym

Solar water heater

Clubhouse

Heating, Provision

Elevator

Parking, Covered

## Features

Bar

CCTV

Double glazing

Easy access to main roads

Entrance gate, automated

Kitchen

Near amenities

Roof garden

Breakfast bar

CCTV (provision)

Earthquake-resistant structure

Energy efficient doors/windows

Fire detector

Kitchenette

Near bus route

Thermal insulation

Business facilities

Closed offices

Easy access to highway

Entrance gate

Fireproof entrance doors

Lobby

Near public transport

Veranda

## Distances

Amenities



300 m

Airport



50 km

Sea



400 m

Public transport



350 m

Schools



1 km

## Contact us



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