



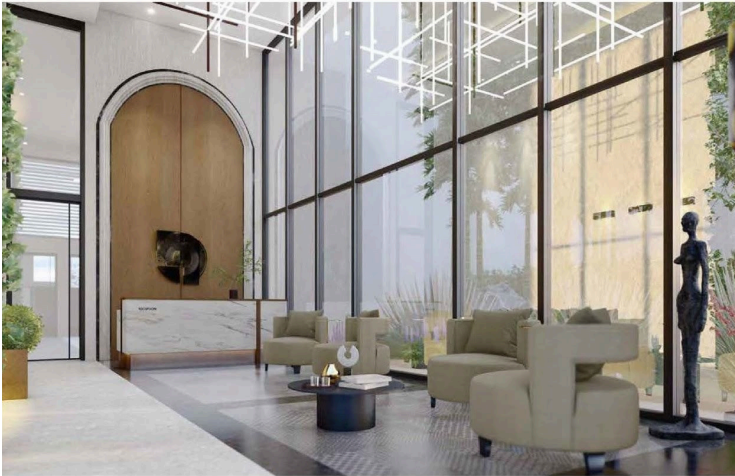
#18407

Prime Business Opportunity: 3rd & 4th & Roof Floors in Germasogeia, Limassol | 400M From the Beach (18407)

📍 Germasogeia Tourist Area, Limassol

€4,500,000 +VAT






Overview

Specifications

Covered

 **388 m²**

Type	Commercial Building
Plot	815 m²
Covered veranda	156 m²
Roof garden	80 m²
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 & Roof Floors for Sale in Germasogeia, Limassol | 400M From the Beach

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 388+84 m² of covered space, 156 m² of covered verandas and 80 m² of roof garden, these premium 3rd & 4th & Roof Floors are designed for companies seeking innovation, prestige, and prime accessibility.

Key Features:

Total Floors: 6 (For Sale : 3rd & 4th & Roof Floors)

Plot Size: 815 m²

Parking Spaces: 8 Covered

Energy Efficiency Rating: A

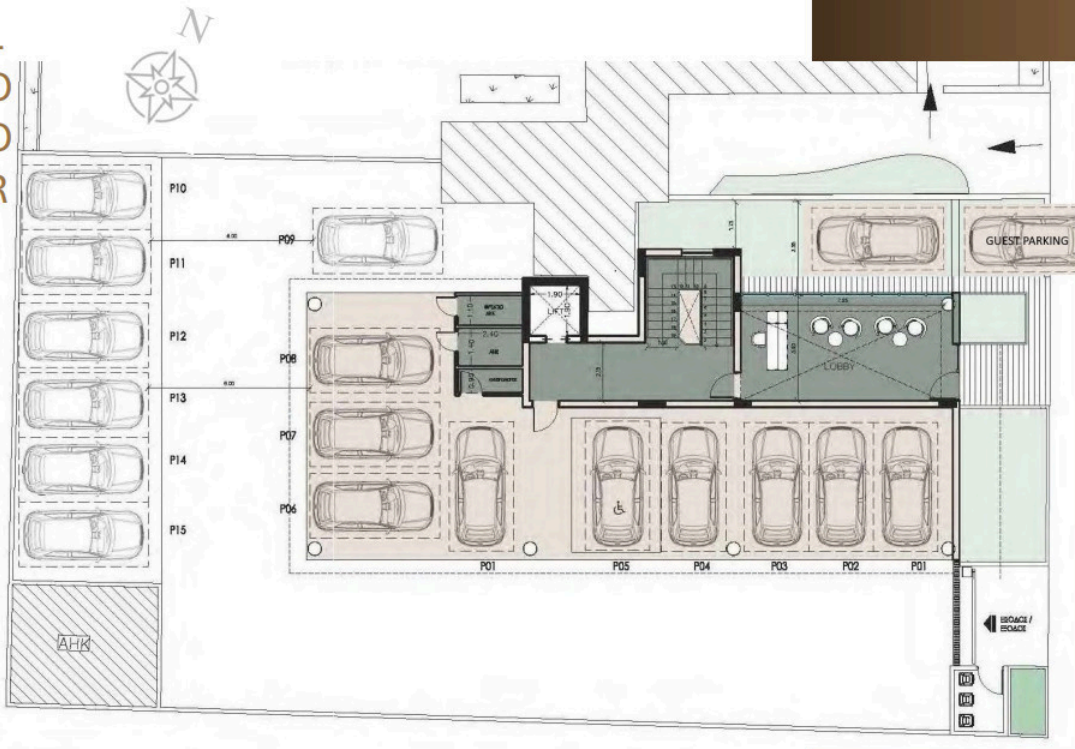
Condition: Under construction

Year of Completion: June 2026



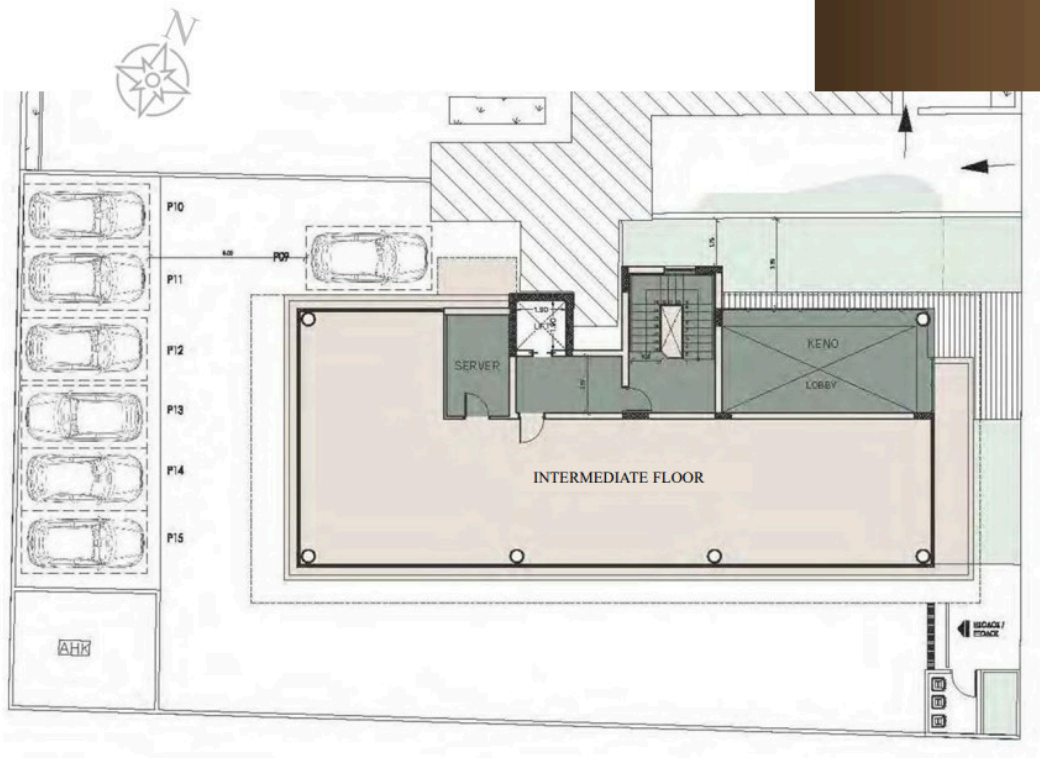
Floor plans

FLOOR GROUND



Total covered area
84sqm
16 + 2 parking spaces

FLOOR INTERMEDIATE



Total covered area
213sqm



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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