

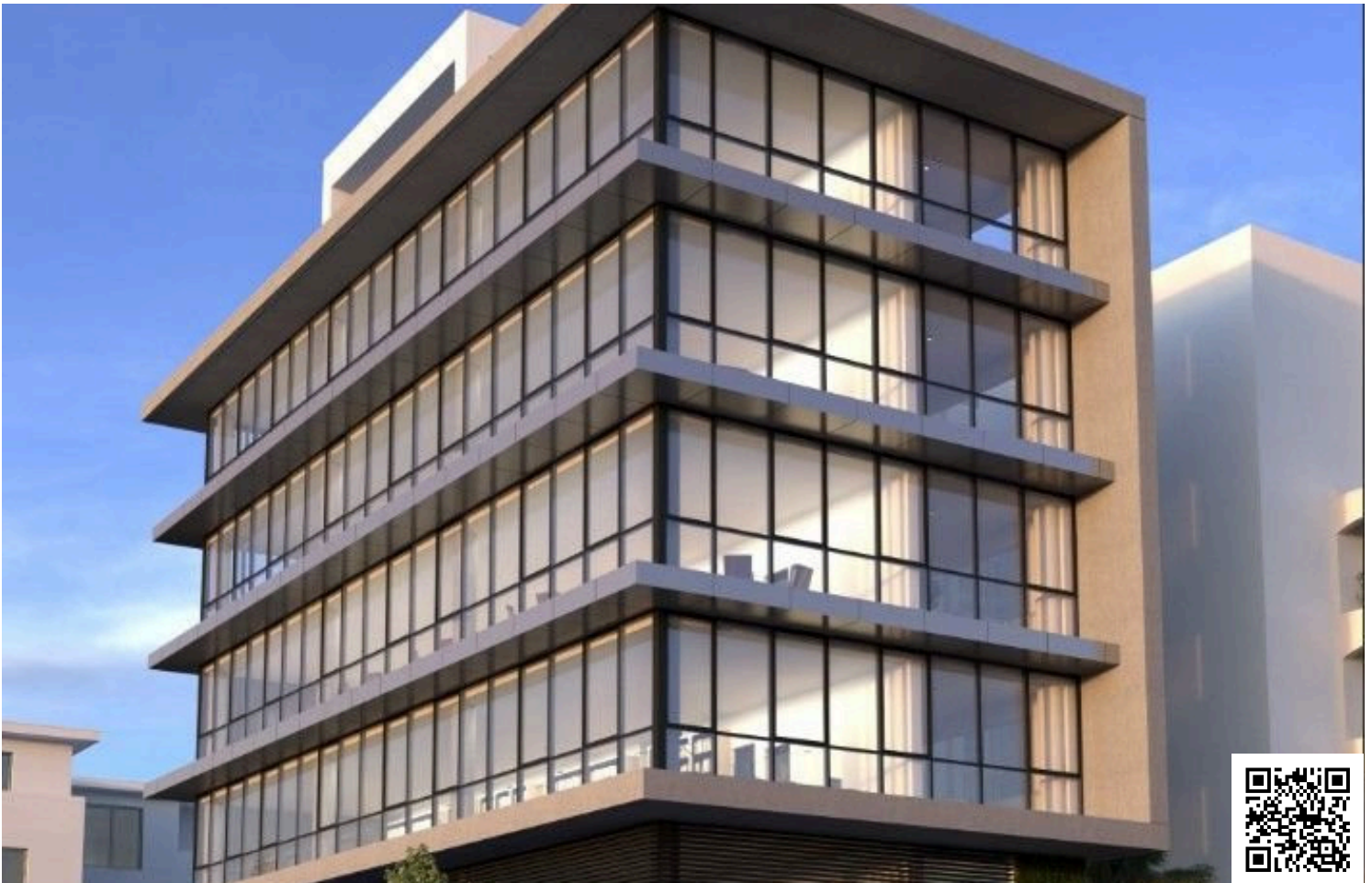


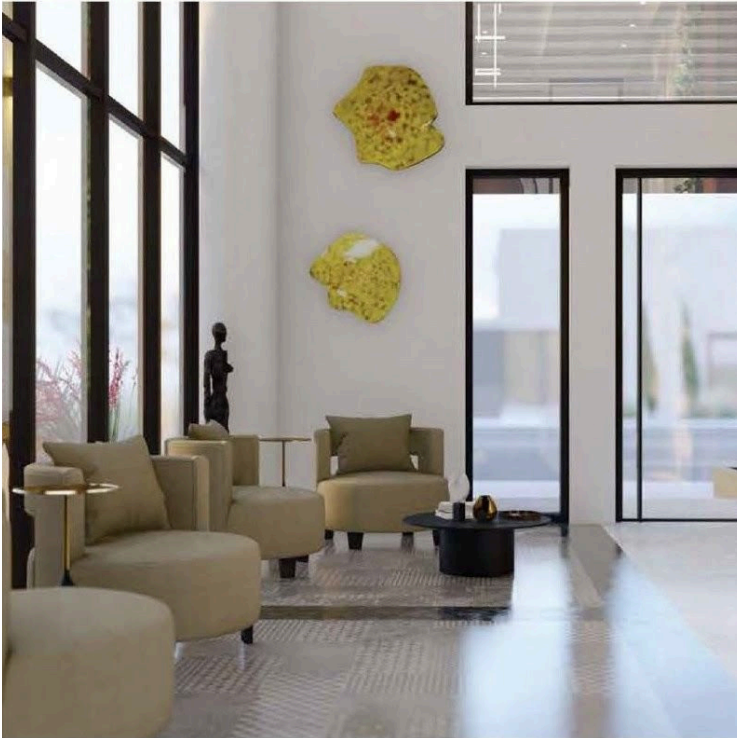
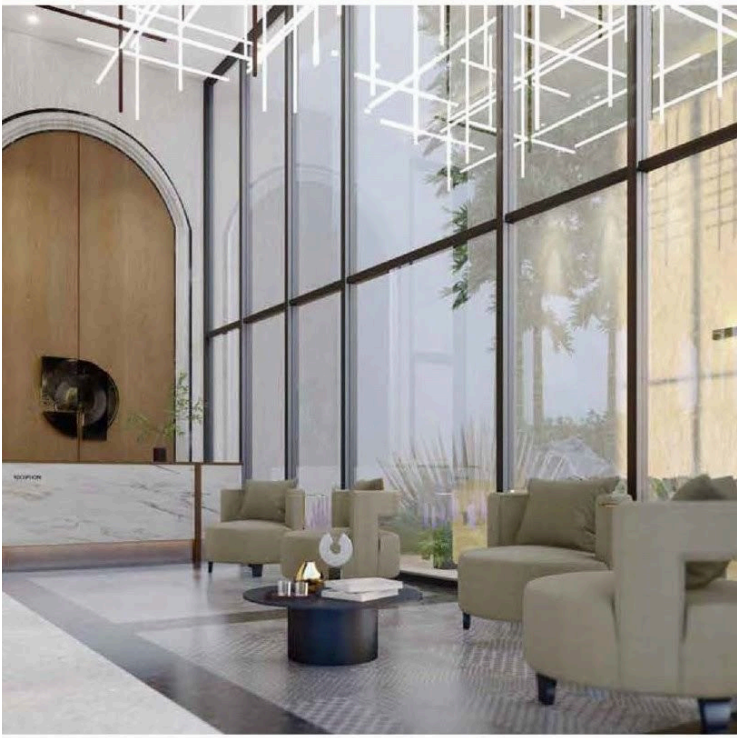
#9769

# Prime Building Business Center in Germasogeia Limassol's Area 400M From The Beach (9768)

📍 Germasogeia Tourist Area, Limassol

**€7,500,000** +VAT







# Overview

## Specifications

Covered

 1381 m<sup>2</sup>

Type	Commercial Building	Title deed	Land
Toilets	10	Furnished	Unfurnished
Plot	815 m <sup>2</sup>	Structure	Concrete
Status	Under construction	Facade	Concrete
Year of construction	2025	Energy efficiency rating	 A

## Description

Discover a cutting-edge commercial building designed to revolutionize the modern working environment. This iconic project offers a unique blend of prime offices, conference areas, informal spaces, and leasable workspaces, creating the perfect balance between productivity and relaxation. Strategically located in Limassol's sought-after Germasogeia area, it combines stunning architecture with smart design to maximize functionality and elegance. DELIVERY DATE: Q4 2025

### Key Features:

- Prime Location: Situated just 400m from the beach, in one of Limassol's most prestigious commercial zones.
  - Exceptional Amenities: A roof garden featuring a gym and coffee area with panoramic views.
  - Advanced Systems: Equipped with VRV air conditioning, fire alarm, and CCTV surveillance for safety and efficiency.
  - High-End Finishes: Italian materials and exceptional interior design for a professional and modern atmosphere.
  - Convenience and Security: 16 parking spaces, a gated complex, and ample storage rooms.
- Property Details:

- Ground Floor: Secure parking and an elegant lobby area.
- Mechanical Floor: Dedicated space for essential building systems.
- 2nd to 4th Floors: Spacious open-plan offices with private kitchenettes and WC facilities.
- Roof Area: A rest area and gym designed for ultimate relaxation and wellness.

### Prime Location Advantage:



# 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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