



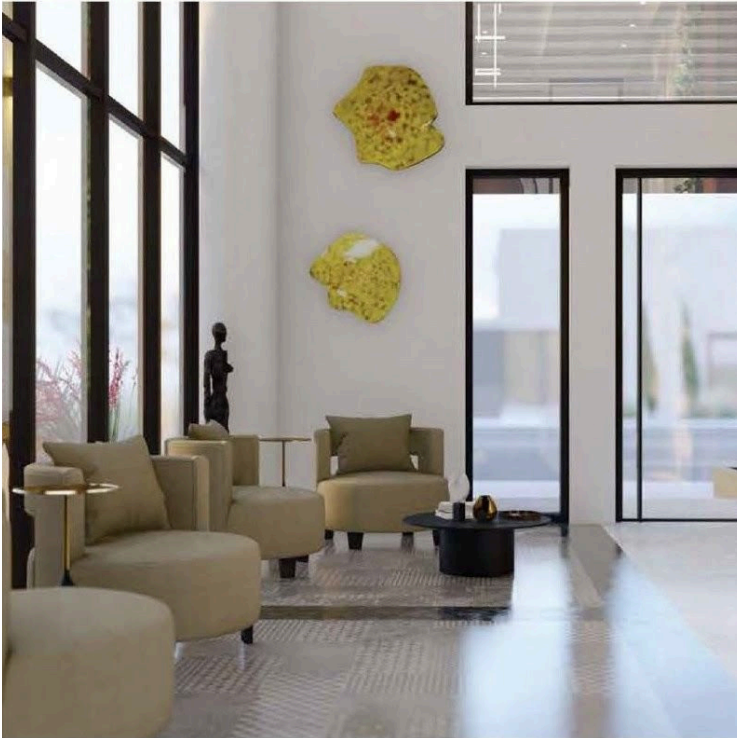
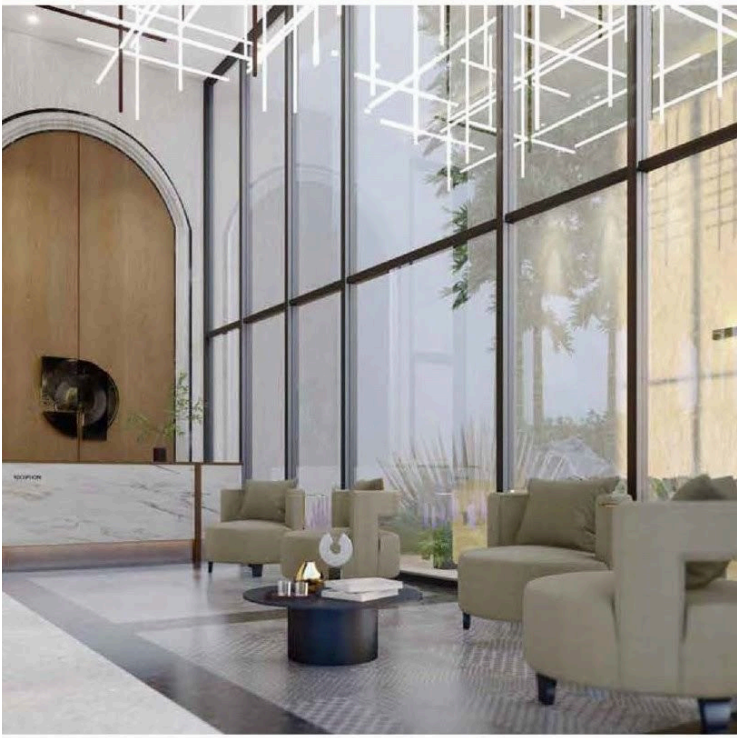
#9769

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 m²

Type	Commercial Building	Year of construction	2025
Toilets	10	Title deed	Land
Plot	815 m ²	Furnished	Unfurnished
Covered veranda	192 m ²	Structure	Concrete
Uncovered veranda	80 m ²	Facade	Concrete
Mezzanine	178 m ²	Energy efficiency rating	 A
Status	Under construction		

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.



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



Stavroula Michail

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

