



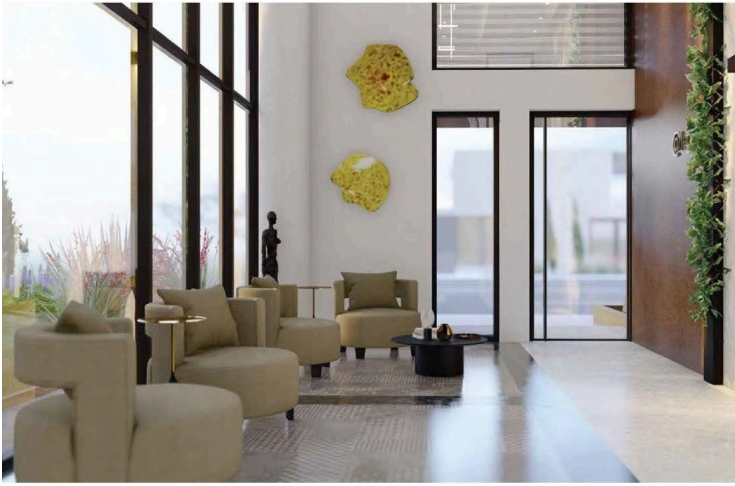
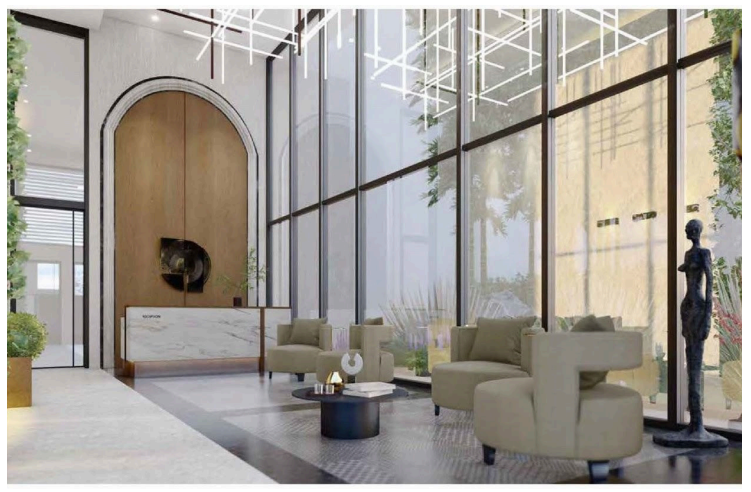
#9769

# Prime Building Business Center in Germasogeia Limassol's Area 400M From The Beach (9769)

📍 Germasogeia Tourist Area, Limassol

€8,200,000 +VAT






# Overview

## Specifications

Covered

 **1934 m<sup>2</sup>**

Type	<b>Commercial Building</b>
Toilets	<b>10</b>
Plot	<b>815 m<sup>2</sup></b>
Covered veranda	<b>192 m<sup>2</sup></b>
Uncovered veranda	<b>80 m<sup>2</sup></b>
Mezzanine	<b>178 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2026</b>
Title deed	<b>Land</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## 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: June 2026

Key Features:

1.934 sqm total area

1.342 sqm covered area

**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.

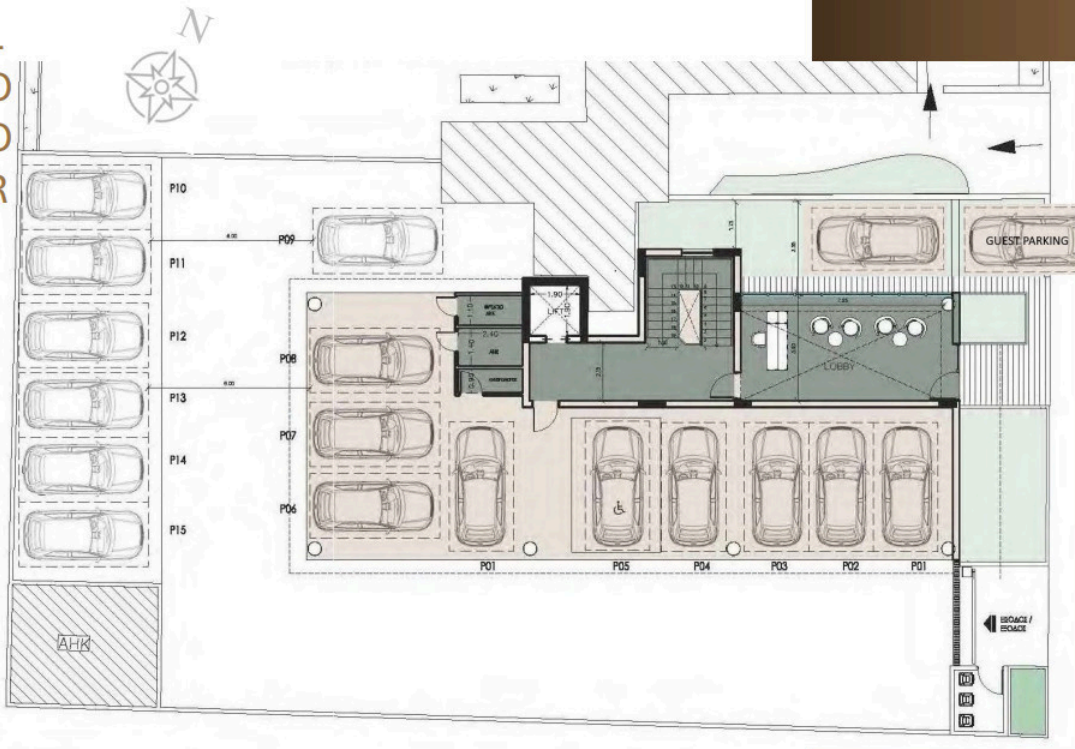
Property Details:

Ground Floor: Secure parking and an elegant lobby area.



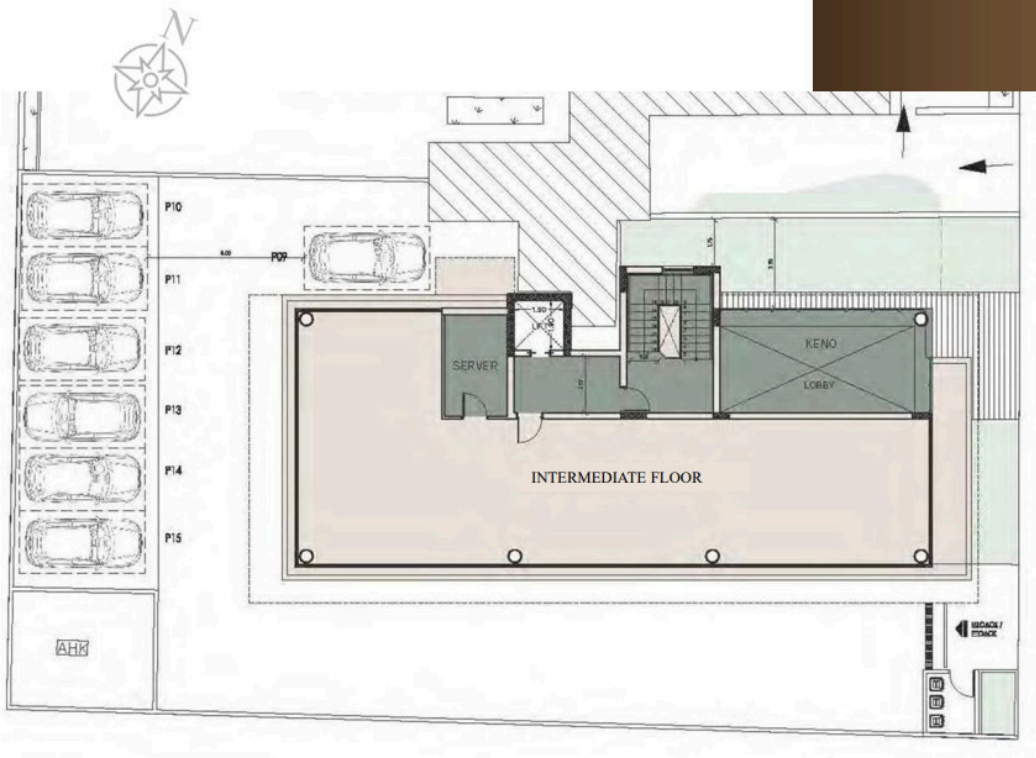
# Floor plans

## 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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