

#1777

Commercial Field, Germasogeia, Limassol

📍 Germasogeia, Limassol

€5,500,000 +VAT



Overview

Specifications

Area

 **5593 m²**

Type	Field

Description

We present this exceptional commercial field spanning 5,593 m², perfectly positioned for the development of an ultra-modern office building. Ideally located near the highway and essential amenities, it is just 10 minutes from Limassol city centre and 5 minutes from the beach. Its smooth surface further enhances its development potential.

The land is situated in a residential area but due to its proximity to the highway commercial developments are also permitted according to the relevant planning authority directive.

This unique field includes an architectural plan for the development of a five-floor modern office building, further enhancing its appeal as an excellent investment opportunity.

Building Specifications:

- Field area: 5593m²
- Architectural plans in place with positive opinions from relevant authorities (before submission)
- 5 floors plus roof garden
- Total Covered area: 6928 m²
- Internal area (office space+common areas) 1st-5th floor: 4410m²
- Covered Verandas 1st-5th floor: 890m²
- Ground Floor: 507 internal m²+792m² covered
- Roof Garden: 132m² internal+197m² cover+100m² uncovered

Price: €5.5Million+VAT

Contact us today for detailed information



Additional information

Features

City view	Easy access to highway	Easy access to main roads
Elevated	Investment opportunity	Near amenities
Prime land		

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka5	50%	100%	13.5 m	3	-

