

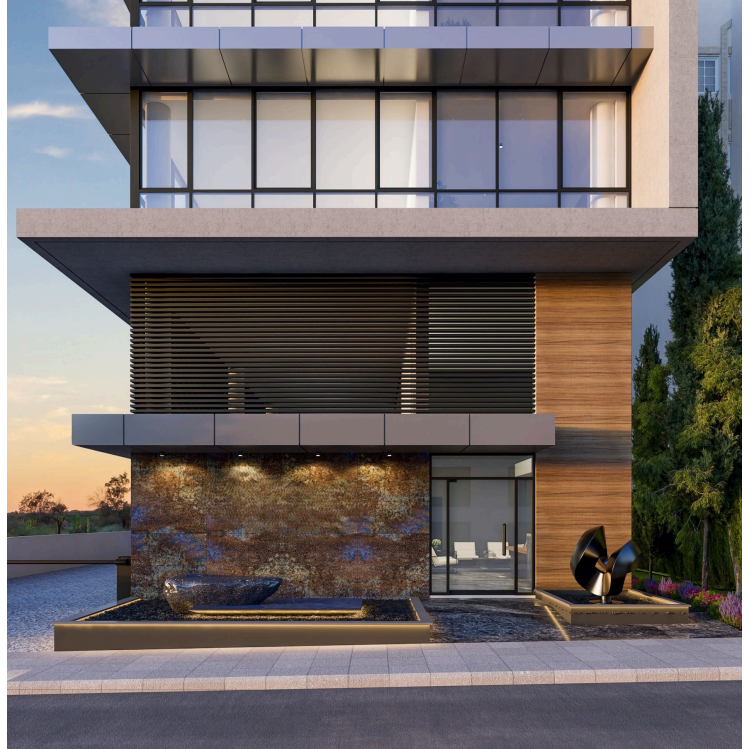
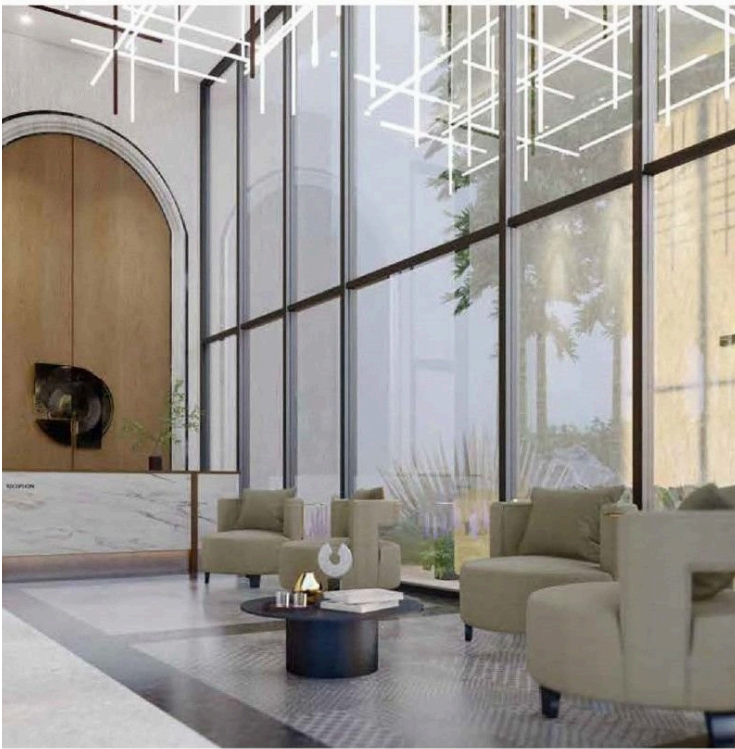
#2125

# Commercial Office Building, Germasogeia, Limassol

📍 Germasogeia, Limassol

€7,900,000





# Overview

## Specifications


Bathrooms

 4

Covered

 1190 m<sup>2</sup>

Type	<b>Commercial Building</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>

Status	<b>Under construction</b>
Year of construction	<b>2026</b>
Energy efficiency rating	 <b>A</b>

## Description

Presenting a state-of-the-art office building in the prestigious Germasogeia Area of Limassol. This modern office building offers an exceptional business address just 10 minutes from Limassol's city centre. It is within walking distance of the beach and only 3 minutes from the highway, ensuring easy accessibility and convenience.

It features a stylish entrance lobby, five floors of office space, and a rooftop garden complete with a relaxation area and gym. Sixteen parking spaces are included, while expansive windows provide stunning panoramic views of the city and sea.

Constructed to the highest standards, the building has premium-quality materials and advanced systems to meet the needs of modern businesses and prestigious workspace.

This property represents a rare opportunity for companies looking to establish a presence in one of Limassol's most desirable and high-end locations.

Building Specifications:

Lobby: 84 m<sup>2</sup>

Mezzanine:

- Covered Area: 178m<sup>2</sup>

First Floor:

- Covered Area: 170m<sup>2</sup>

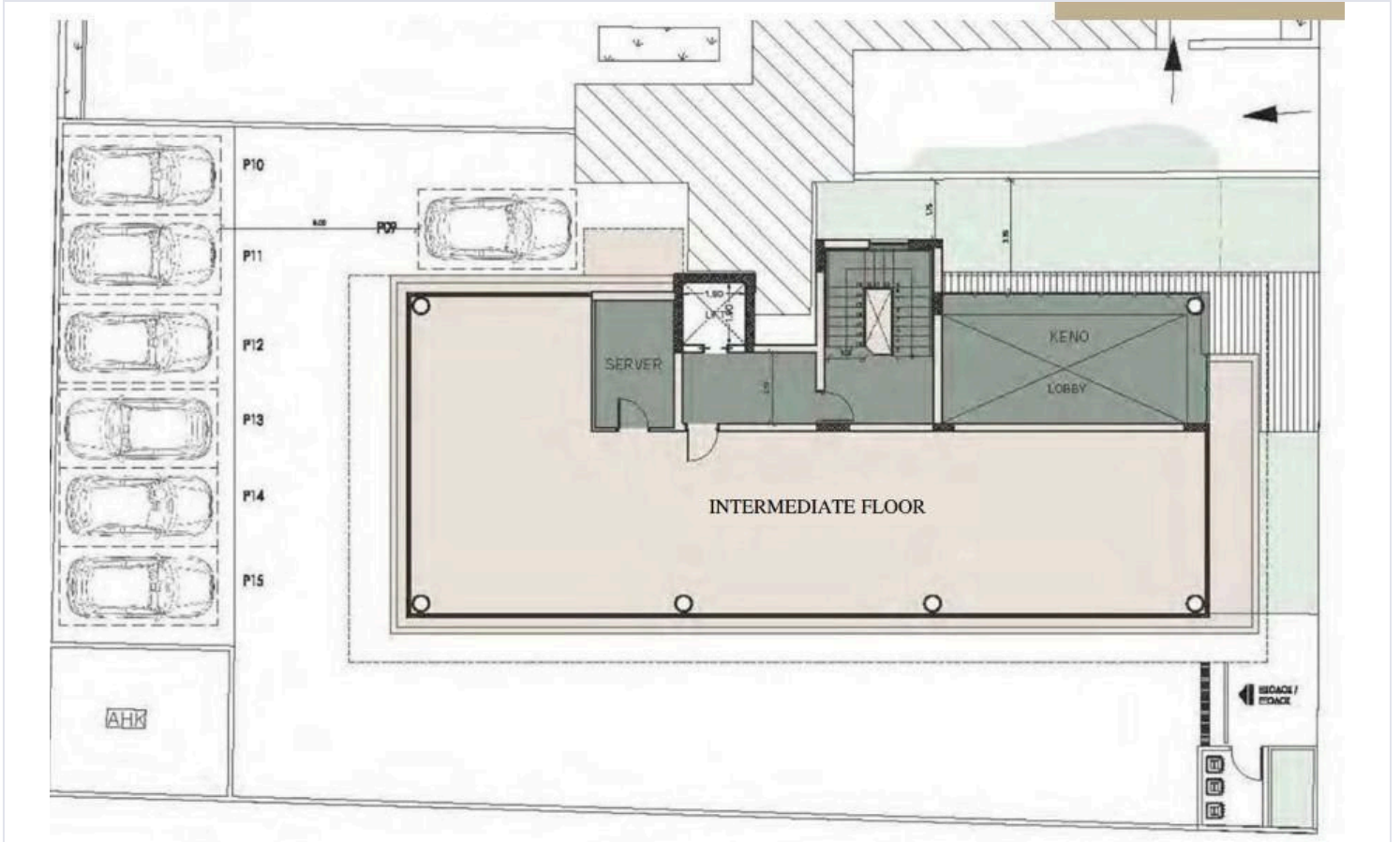
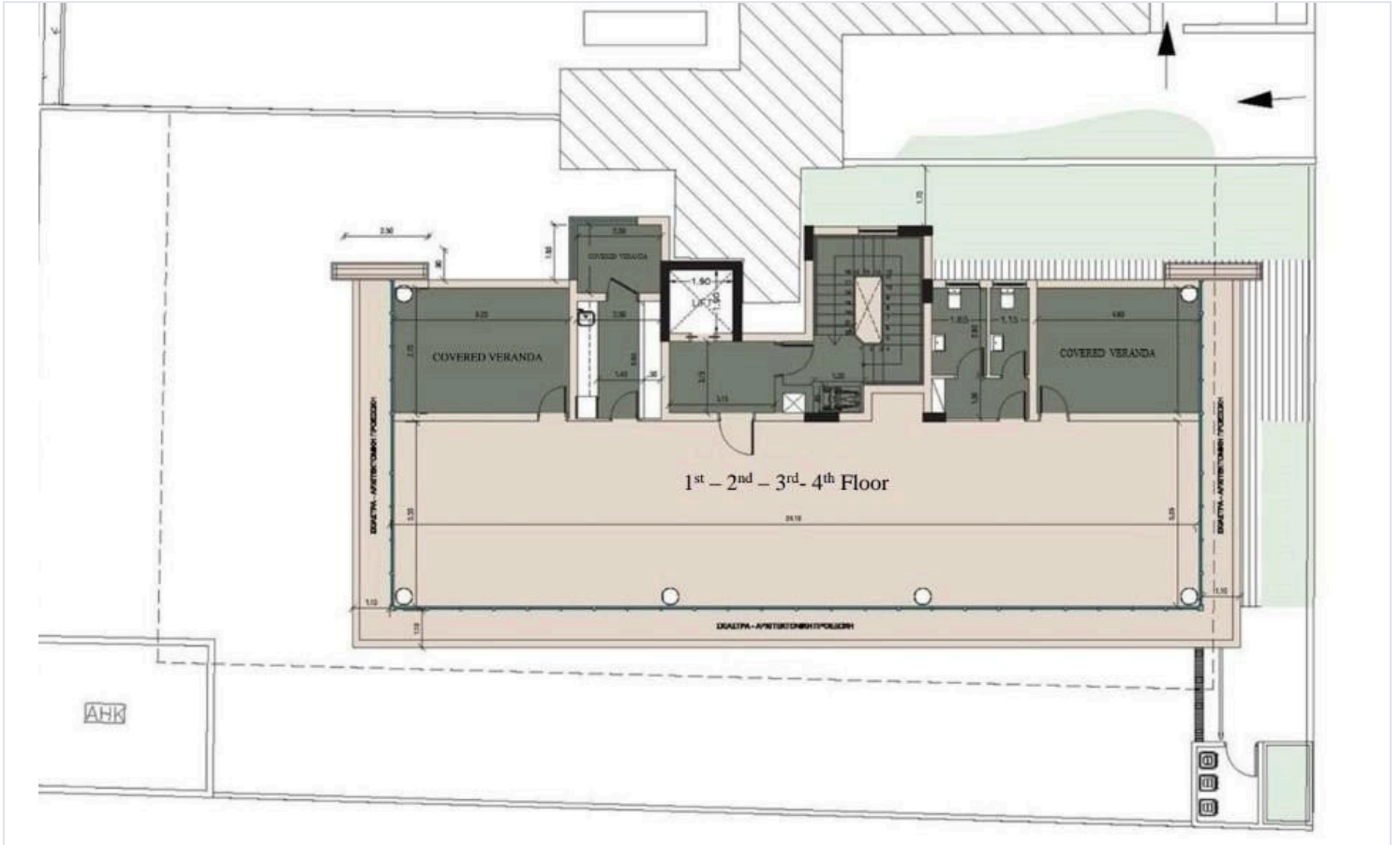
- Covered Veranda: 48m<sup>2</sup>

Second Floor:

- Covered Area: 170m<sup>2</sup>



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Elevator

Gym

Heating, Provision

Parking, Covered

Solar photovoltaic panels (provision)

## Features

Alarm system

Business facilities

CCTV

Café

City view

Closed offices

Conference hall

Double glazing

Easy access to highway

Easy access to main roads

Electric car charger (provision)

Entrance gate

High ceilings

Internal stairs

Kitchen

Lobby

Luxury specifications

Near amenities

Near bus route

Near public transport

Quartz flooring

Raised floors

Reception

Roof garden

Server room

Spacious rooms

