



## Commercial Building In Germasogia For Sale

📍 Limassol, Germasogia

#53642





ΠΡΟΣΟΧΗ/  
ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να τροποποιηθούν ανά πάσα στιγμή

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|                        |                       |                                 |                      |
|------------------------|-----------------------|---------------------------------|----------------------|
| <b>Price</b>           | €7,300,000 +VAT       | <b>Type</b>                     | Commercial Building  |
| <b>Covered</b>         | 1025.5 m <sup>2</sup> | <b>Roof garden</b>              | 120 m <sup>2</sup>   |
| <b>Covered veranda</b> | 202 m <sup>2</sup>    | <b>Year of Construction</b>     | 2024                 |
| <b>Status</b>          | Under construction    | <b>Energy efficiency rating</b> | A                    |
| <b>Floor</b>           | Ground floor / 5      | <b>Area</b>                     | Limassol, Germasogia |

## Description

A unique new development in Limassol, its five floors plus roof garden creates an atmosphere of opulent luxury for its residents. Each floor features one large office space exclusively designed and arranged to allow for maximum comfort and privacy.

### FEATURES

Close proximity to the beach  
Quiet location  
Indoor gym area & jacuzzi area  
Indoor changing rooms  
Storage rooms  
Parking spaces  
Secured gated complex  
Italian high-end material

-Lobby 25m3  
-Mezzanine 119m2  
-First floor 175m2 internal  
-Second floor 172m2 internal +41m2 veranda  
-Third floor 172m2 internal +41m2 veranda  
-Fourth Floor 175m2 internal +41m2 veranda  
-Fourth Floor 175m2 internal +41m2 veranda  
-Fifty Floor 56m2  
-Roof Garden 120m2

## Facilities

Aircondition, Provision  
Elevator  
Spa  
Solar photovoltaic panels

Parking, Covered  
Gym  
Solar water heater  
Solar photovoltaic panels, Provision

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## Features

Earthquake-resistant structure  
Quartz flooring  
Sound insulation  
Easy access to main roads  
Spacious rooms  
Handicap Accessible  
City view  
Ceramic tiles  
Restaurant  
Closed offices  
Meeting room  
Alarm system, Provision  
Main road  
Near public transport  
Veranda  
Luxury specifications  
Sea view  
Near bus route  
Roof Garden

Server room  
Raised floors  
Heart of city center  
Easy access to highway  
Entrance gate, automated  
Internal stairs  
Corner  
Lobby  
Business facilities  
Reception  
Kitchenette  
Glass partitions  
Double glazing  
Lockable storage cabinet  
CCTV, Provision  
Panoramic view  
Sea front  
Near amenities

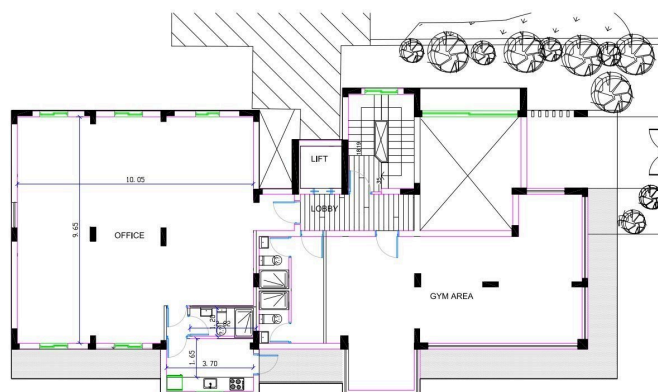
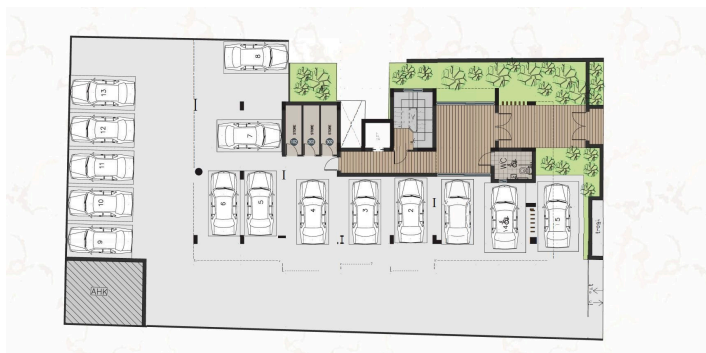
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## Distances

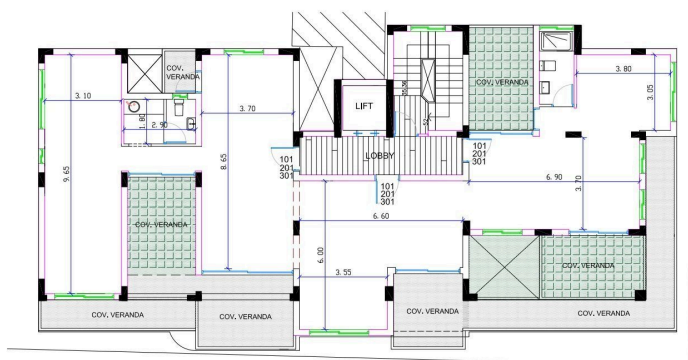
|                  |      |
|------------------|------|
| <b>Amenities</b> | 1 km |
| <b>Sea</b>       | 1 km |
| <b>Schools</b>   | 1 km |

|                         |       |
|-------------------------|-------|
| <b>Airport</b>          | 40 km |
| <b>Public Transport</b> | 1 km  |
| <b>Resort</b>           | 1 km  |

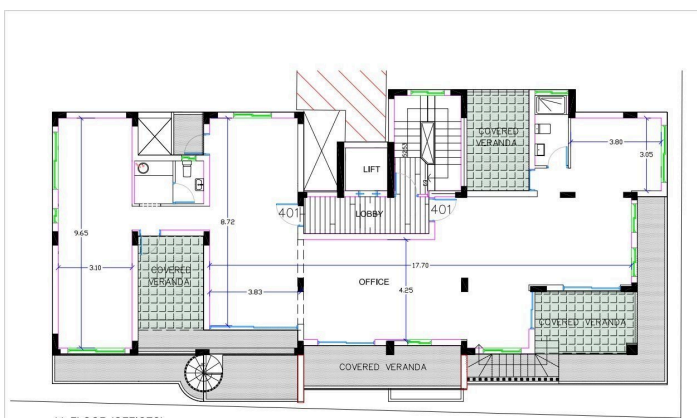
## Floor plans



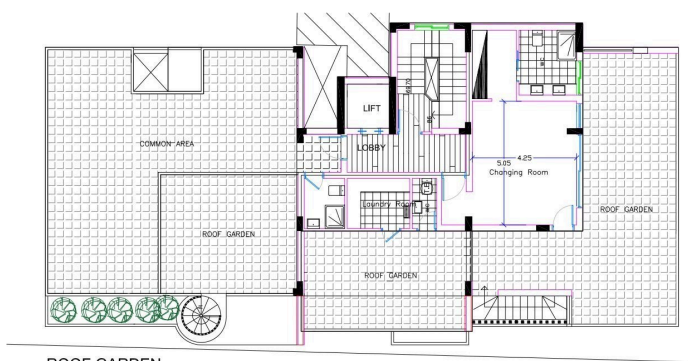
MEZZANINE FLOOR



1st - 2nd - 3rd FLOOR (OFFICES)



4th FLOOR (OFFICES)



ROOF GARDEN

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