

For Sale & For Rent, Building, Office Building, Limassol, Potamos Germasogeias, 5,147m², 2,166m²

For Sale & For Rent : **€ 45,000,000 | € 238,500**

Description
Investment Opportunity: Modern office building for sale or for rent, located in Potamos Germasogeias area, in Limassol.
The building has a total area of 8,500sqm and comprises of eleven floors, a ground floor shop with mezzanine, seven floors of open plan office spaces, two underground parking levels and a roof garden. The ground floor shop with mezzanine has a total area of 910sqm (lobby and common area included), the first floor has a total area of 650sqm (lobby and common area included), the second, third, fourth, fifth, sixth and seventh floor have a total area of 565sqm each (lobby and common area included) and the roof garden has a total area of 582sqm. The building offers seventy underground parking spaces and is fully equipped for productive work, leisure, sports, featuring a gym, cosy café, conference rooms and a stylish lobby. Also benefits from stunning views of the Mediterranean sea, the mountains, and the city. Its proximity to all essential amenities nearby, i.e., Banks, Restaurants, Retail Shops, Supermarkets, Cafe's and with a very easy access to the motorway, makes this ideal business location. Subject to VAT.
For Sale: €45,000,000
For Rent:€238,500 (per month)

Details

Property Type: **Building**
Status: **Available**
Website

Main Features

Property Subtype: **Office Building**
Construction Stage: **Under Construction**
Construction Year: **2025**
Bathrooms: **9**
Furnished: **Unfurnished**
Covered Parking: **70**
Floors Building: **11**

Area

Covered Area: **5,147m²**
Uncovered Area: **385m²**
Plot Area: **2,166m²**
Total Area: **8,500m²**

Energy & Heating

Energy Efficiency Grade: **A+**

Further Details

Alarm, Secure Door, Server Room, Water, Electricity, Air Condition, Sea View, Mountain View

Gallery











