

BRAND NEW MODERN OFFICE BUILDING IN LIMASSOL

€ 4 200 000

Property Code:	3044	Type:	Sale - Commercial
Location:	Limassol - POTAMOS GERMASOGIA	Internal Area:	608 m ²
Renovation:	Modern	Floor:	4
Year of construction:	2021	Distance to the sea:	700 m
Distance to airport:	60 km	VAT:	PLUS VAT

Property features:

Air Condition	Telephone Line	VRV central ceiling system	Store Room
Double Glazing	Parking		

Description:

The business center is located in one of the most prestigious area of Limassol on Christak i Kranou street, Germasogeia district with easy access to the highway

900m

to Seafront

5 . Skm

to Limassol Marina

700m

to Paphos,Nicosia, Larnaca main motorway

50km

to Larnaca

International Airpor t

LOAD BEARING STRUCTURE

Load bearing structure is mode

of a Reinforced Concrete Frame with high yield steel reinforcement . Under ground external walls of water proof concrete, on o water proof foundation slab with external diaphragm walls securing water protection. The super

structure consists of on in-situ reinforced concrete construction using flat floor

slabs supported by reinforced walls and columns.

OFFICE EXTERNAL WALLS :

Wall from lobby/foyer: Brick wall plastered and pointed. Italian Marble at designated areas.

FACADE

Generally: the building features a well designed modern facade with generally top quality and high standard materials that consist from high quality glass,

alucobond profiles and fair face beton, featuring the following high standard

figures: Structural Glazing: Tempered,

Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB

INTERNAL WALLS :

Kitchen, kitchen corridor, veranda: brick walls, plastered and painted. Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

FLOORING :

Lobby/Foyer: Italian marble.

Raised access floors, Antistatic HPL, dimensions 600x600x40mm. (Structural core 38mm high density chip wood upper covering laminate HPL/under covering aluminium sheet/border

self-extinguishing ABS. Maximum height 25cm) Lavatories: Ceramic floor tiles for heavy use.

Kitchen, veranda: Ceramic floor tiles for heavy use.

SANITARY WARE :

For the equipment of sanitary room's porcelain sanitary ware are provided as standard along with sanitary fittings.

KITCHEN & CARPENTRY

Carpentry Fully Fitted MDF cupboard Kitchen: electromechanical provisions for Micro Wave, Dishwasher, Fridge, water free standing appliance, double Plugs for other kitchen appliances.

Internal Doors-High quality Medium Density Fibreboard-veneer finish.

Complete with metal door handle, lock, doorstop and hinges.

CEILINGS

Lobby/Foyer: gypsum plaster board ceiling with decorative lighting

ELEVATORS

High speed KONE elevator Load capacity: 600kg/8 persons serving floors. Fire protection for 120 mins.

HEATING & COOLING

VRV central Air-Conditioners, for each floor with ceiling cassettes

UTILITIES :

Water supply is provided by the municipal mains water supply system. 20x Electric Sockets with floor grommets installed beneath raised floor s.

LIGHTING :

Lobby/Foyer: Down light s integrated

in the ceiling and floor. Offices: LED panel 40W 60x60cm, integrated in the suspended ceilings (20 units per floor). Emergency Lighting: According to authority y prescriptions and building codes security lightings for the escape routes of the building.

FIRE ALARM SYSTEM :

A Fire alarm System centralised system with smoke detector s in each office and open working space according

to authority prescriptions.

ENTRANCE CONTROL SYSTEM :

The building entrance at Ground floor equipped with Access control/magnetic card system.

CCTV CAMERAS :

Centralised IP camera system at all building entrances, the garage entrance/exit, basement

parking area and all the walking area around the building. Ability of access through Internet to authorised persons.

TRAFFIC CONTROL SYSTEM :

The basement parking area

is equipped with an automated garage door system affected via remote controls Ground floor parking automated barrier

affected via remote controls.

1,2 ,3,4 FLOOR

Use

Internal covered area Covered balcony area Common area

Total covered area

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OFFICE SPACE PRICING

LEVEL	DESC.	INTERNAL COVERED AREA M2	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	TOTAL AREA M2	SELLING EURO PRICE € (PER MONTH)
1ST FLOOR	OFFICE 101	152	23	35	210	-
2ND FLOOR	OFFICE 201	152	23	35	210	-
3RD FLOOR	OFFICE 301	152	23	35	210	-
4TH FLOOR	OFFICE 401	152	23	35	210	-
TOTAL		608	92	140	840	€4,200,000



20.05.2026

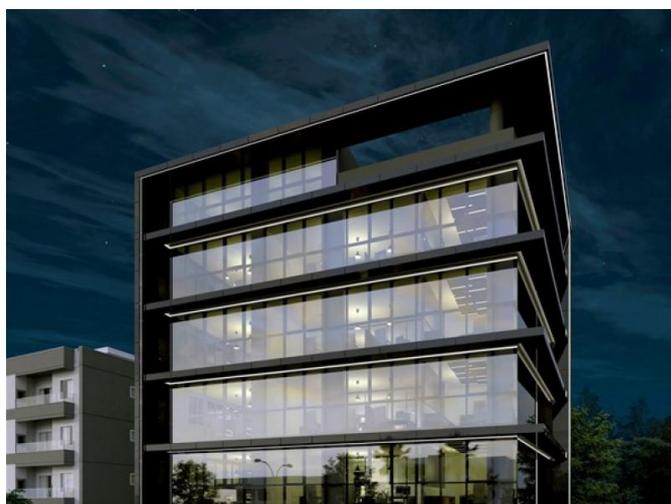
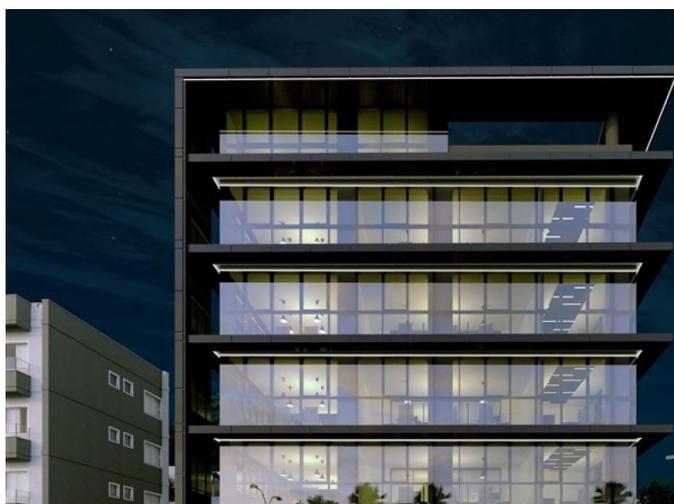
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