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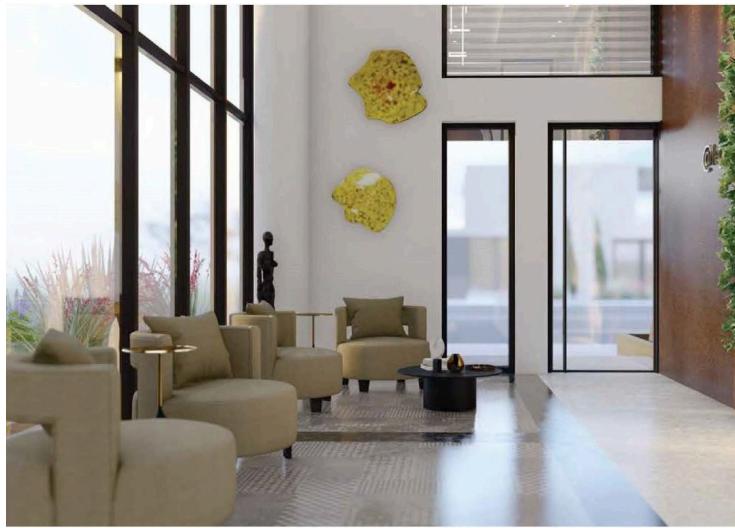
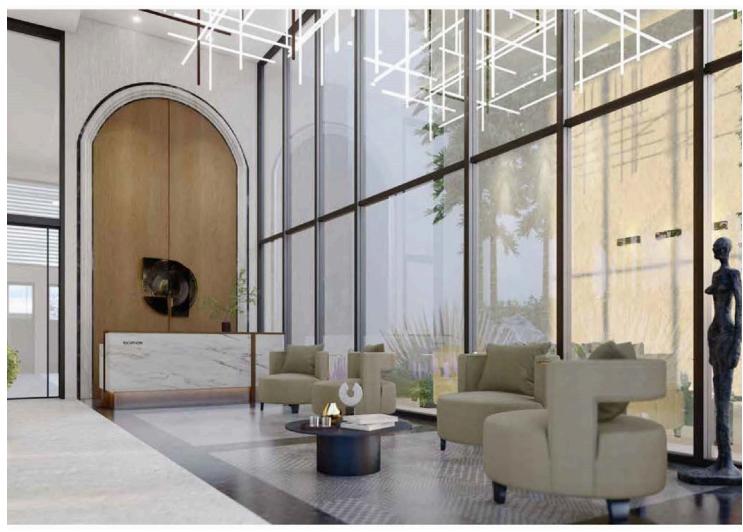
# Prime Location Business Center For Sale Limassol

📍 Potamos Germasogeia, Potamos Germasogeia, Limassol

€7,900,000 +VAT



@legro



Timeless Elegance,  
Where Style Meets  
Professional  
Functionality



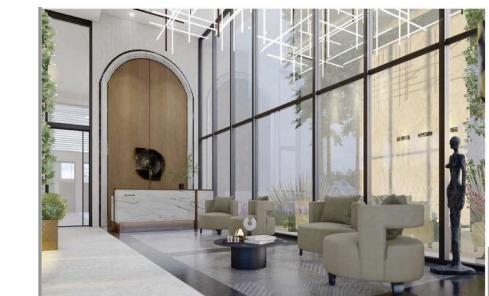
ANALYTICAL  
S  
Q  
M



### Versatile Rooftop Escape

Enjoy panoramic city views from our stunning roof garden — a multifunctional space designed for your lifestyle. Whether you're looking to energize your day with a workout, unwind over coffee, or find inspiration in an open-air workspace, this elevated retreat offers flexibility, comfort, and breathtaking scenery.

FLOORS	INDOOR COVERED AREA M <sup>2</sup>	COVERED VERANDAS M <sup>2</sup>	COMMON AREA M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>	UNCOVERED VERANDAS M <sup>2</sup>
LOBBY	36	-	48	84	-
INTERMEDIATE FLOOR	178	-	35	213	-
1st	170	48	33	251	-
2nd	170	48	33	251	-
3rd	170	48	33	251	-
4th	170	48	33	251	-
ROOF GARDEN	48	-	33	81	80
TOTAL SQM	942	192	248	1382	80



Uncompromising  
Quality

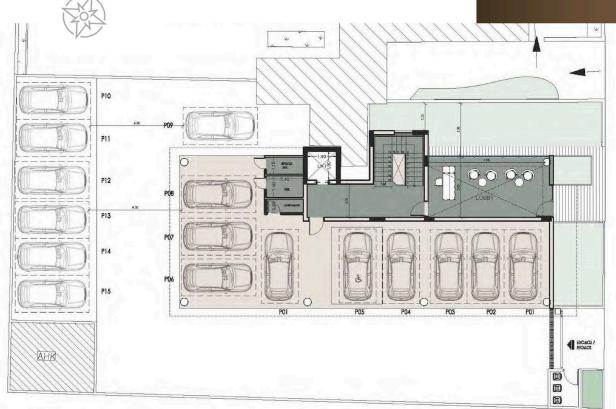
Timeless  
Design

Our interiors are crafted with meticulous attention to detail, combining high-quality materials with innovative design concepts. From premium flooring to bespoke finishes, every element reflects refined taste and lasting durability. Expect modern elegance, thoughtful textures, and a harmonious blend of style and substance.



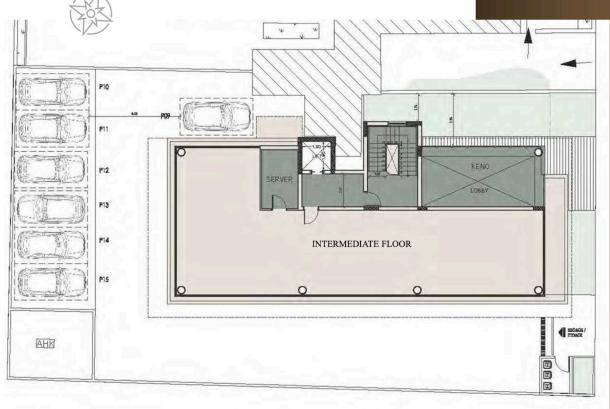
\*All interior 3D images are for illustrative purposes only and may not represent the final finishes.

GROUND  
F  
L  
O  
O  
R



Total covered area  
84sqm  
16 parking spaces

INTERMEDIATE  
F  
L  
O  
O  
R



Total covered area  
213sqm

# Overview

## Specifications

Covered

 **1382 m<sup>2</sup>**

Type	<b>Commercial Building</b>	Year of construction	<b>2026</b>
Plot	<b>815 m<sup>2</sup></b>	Energy efficiency rating	 <b>Exempt</b>
Status	<b>Completed</b>		

## Description

Business Centre for Sale in Germasoyeia, Limassol. Located in the heart of Germasoyeia, one of Limassol's most prestigious residential and commercial areas.

@LLEGRO business center a building being designed on a concept of a mixture of prime offices. Conference areas, informal areas and individual lea-sable workspaces, offering the up most way of working and relax in a modern way. Placed in the heart of the seafront of Limassol in an urban area, easy accessible and lite-full designed in an architecture which smartly takes advantage of the space and territory. Stunning architecture, exceptional offices interior design, ready to offer the most to new age working places.

Prime location, surrounded by supermarkets, pharmacies, restaurants, bakeries, and daily amenities

Only 400 meters from the beach – Limassol's coastline is just a 5-minute walk away

### Investment Highlights:

- \* Plot Area: 815 sqm
- \* Total Covered Area: 1,381 sqm
- \* Includes indoor areas, verandas, and common areas
- \* Uncovered Area: 80 sqm
- \* Parking Spaces: 16 + 2
- \* Completion Date: March 2026
- \* 7% Rental Return

The business centre will include a lobby, 4 floors of offices, a roof garden with gym and a barbecue.

Ideal opportunity for investors seeking a high-demand business location in Limassol.

# Additional information

## Facilities

Aircondition, Central system

Elevator

Gym

Parking, Covered

## Features

CCTV

Ceramic tiles

Double glazing

Fire detector

Lobby

Roof garden

## Distances

Amenities

 450 m

Airport

 64 km

Sea

 400 m

Public transport

 350 m