

Commercial Space In Germasogeia Tourist Area, Limassol

Ambelakion, Germasogeia 4048, Cyprus

For Sale : **€ 4,200,000**

Description
Brand-new PRIME commercial space on the first line of the Germasogeia Tourist Area — one of Limassol's strongest and most sought-after commercial locations. Strong year-round pedestrian and vehicle traffic, high visual exposure and convenient access. Surrounded by restaurants, Starbucks, KFC, shops, hotels and modern high-rise residential developments.

Property Layout
- Ground floor: 208.94 sqm
- Mezzanine: 156.45 sqm
- Veranda: 134 sqm
- Technical floor: 44.50 sqm
- Total area: 543.89 sqm

Property Specifications
- Brand-new condition (resale, never used)
- Delivered in White Box condition with high-quality wall finishes
- Outdoor VRV air-conditioning systems installed
- Provisions for kitchen installations, lighting, sockets and switches
- Full-height glass façade — excellent visibility and abundant natural light
- Impressive high ceilings and double-height interior volume
- Allocated parking spaces
- Energy Efficiency Class B+

Suitable Uses
- Premium retail
- Showroom
- HoReCa (hotel / restaurant / café)
- Beauty and wellness concepts
- Sales office

Investment Highlights
- Strong year-round footfall — both tourist and local audiences
- White-Box delivery — flexible fit-out for incoming brand
- Double-height feature space with full-height glass façade — premium showroom / flagship retail position
- Allocated parking — premium for the strip

Location
- Germasogeia Tourist Area, Limassol — first line

Details

Property Type: **Retail** | Status: **Available** | Website

Main Features

Property Subtype: **Shop** | Construction Stage: **Resale** | Covered Parking: **1**

Area

Internal Area: **410m²** | Covered Verandas: **134m²** | Covered Area: **544m²**
Total Area: **544m²**

Energy & Heating

Energy Efficiency Grade: **B**

Further Details

Air Condition

Gallery









