

DP06757/RBC\_3117

# Commercial Space in Germasogeia, Limassol in Germasogeia, Limassol

Germasogeia, Limassol Special Use  
Price

**€600,000**

\* Not Subject to VAT



# Description

The property is a commercial space formerly used as a restaurant in Germasogeia, Limassol. The asset is on the ground floor of the mixed-use building. It is adjacent 330 meters north of Vasileos Georgiou Avenue and 330m southwest of Prophet Elias church. It comprises of a 250sqm ground floor consisting of a reception, dining area, kitchen, toilets, storeroom, bar and other ancillary spaces. It has the exclusive right to use of a 165sqm basement and of the 1000sqm pool and yard area. The immediate area of the asset comprises of residential developments as well as commercial developments. The asset falls within residential planning zone ΚΓ7β with building density coefficient of 80%, coverage coefficient of 45%, in 3 floors and a maximum height of 13,5m.

## MAIN FEATURES:

**Internal area**  
250m<sup>2</sup>

**Bathrooms**  
N/Z

**Covered Verandas**  
N/A m<sup>2</sup>

**Floor**  
0

**Parking Spaces**  
N/A

**Furnished**  
Yes

**Energy Class**  
0

## Property Details

|                                               |                                                   |                                                 |                                                  |                                                |
|-----------------------------------------------|---------------------------------------------------|-------------------------------------------------|--------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Air Conditioning     | <input type="checkbox"/> Fireplace                | <input type="checkbox"/> Guestroom              | <input checked="" type="checkbox"/> Storage room | <input type="checkbox"/> Solar Heater          |
| <input type="checkbox"/> Alarm System         | <input type="checkbox"/> Barbeque Area            | <input checked="" type="checkbox"/> Basement    | <input type="checkbox"/> Shower                  | <input type="checkbox"/> Photovoltaic System   |
| <input type="checkbox"/> Ensuite Toilet       | <input checked="" type="checkbox"/> Swimming Pool | <input checked="" type="checkbox"/> Dining Room | <input type="checkbox"/> Gym                     | <input type="checkbox"/> Garden                |
| <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Double Glaze Windows     | <input type="checkbox"/> Showroom               | <input checked="" type="checkbox"/> Kitchen      | <input checked="" type="checkbox"/> Near Beach |
| <input type="checkbox"/> Central Heating      | <input type="checkbox"/> Roof Garden              | <input type="checkbox"/> Barbeque Area          | <input type="checkbox"/> Spa                     | <input type="checkbox"/> Near Public Park      |
| <input checked="" type="checkbox"/> City View | <input type="checkbox"/> Countryside              | <input type="checkbox"/> Raised Floor           |                                                  |                                                |



# Unlock Your Investment Potential

Location:







## Get In Touch

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