



**EXCLUSIVE
PROPERTIES**

Exclusive Properties

107, V Georgiou A', Belmar Complex D, Apt.

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Building in Potamos Germasogia (Opposite Dasoudi Park)

LIM06383

Potamos Germasogias, Germasogeia, Limassol, Cyprus

5 floors residential building of apartments (one on each floor) is for sale within only 100 m away from Dassoudi Beach and famous eucalyptus park.

It is currently on a stand-by stage under reconstruction with amendments of additional density to each floor, that was allowed and permitted by local authorities.

This elegant and contemporary residential complex has license to complete four well designed three bedroom apartments, and one two-bedroom penthouse on the top floor. There is also active license to convert on the 1st floor one 3 bedroom apartment into two apartments with one and two bedrooms.

Plans and licenses are available upon serious interest and further discussion.

The building boasts a lobby, while each of the apartments include private parking spaces and extra storage rooms. There is planned gated access.

This building was planned to be sold with each unit separately, but concept is changed and is offered for sale to an investor, who is willing to take over construction and amendments towards his own needs.

Please, note that area where building is located is TΓ5, which allows its conversion from current residential status into hotel, hotel-apartment, offices or tourist purpose, upon applying to necessary authorities for permits.

Building is located in the heart of Limassol’s Germasogeia tourist area, only 80m from the ever-popular Dasoudi park beach, and in one of the city’s most bustling, cosmopolitan neighborhoods with open view to the sea. Residents will enjoy being a stone’s throw from the beautiful beachfront promenade and the sandy Blue Flag beach of Dasoudi as well as having all nearby amenities within easy reach. Public and private schools, high-end cafés, supermarkets, upscale shops and vibrant nightlife are all a sort walk or drive away.

For viewing and more detailed information, please contact our Land Department.

Building Details

Distance to Sea: < 0.5km | Covered Veranda (sq.m): 100 sq.m | Total area (sq.m): 900 sq.m | V.A.T: Not Applied |

Plot Area (sq.m): 522

Covered Parking | Gated Entrance | Under Ground Parking

Price

Sale price:
2400000€

Attributes

General

V.A.T: Not Applied | Condition: Needs Renovation |

Delivery Status: Under Construction |

Floors: 6 | Plot Area (sq.m): 522 |

Total area (sq.m): 900 sq.m |

Covered Veranda (sq.m): 100 sq.m |

Distance to Sea: < 0.5km | Year Build: 1990 |

Title Deeds: Yes | Basement Area: 59 | Coverage: 50% |

Building Density: 100 % | Property Zone: Residential

Features

Exterior

Detached | Covered Parking | Gated Entrance | Roof Garden | Under Ground Parking

Interior

Elevator | Internal Lift | Roof Garden | Storage Room

Views

City View | Garden View | Road Access | Village View

Construction

Brick Walls | Concrete Skeleton | Earthquake Resistant | Terrace

Images



