


## 324m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

An office unit with a total covered area of 324m<sup>2</sup> internal covered area on the 1st floor of a commercial building in the heart of Limassol City Centre.  The property enjoys extensive frontage to Arch Bishop Makarios Avenue, one of the most prominent commercial arteries of Limassol. Basement parking area.

### Property Info

Covered Area	<b>324</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>20</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **O-96424**  
 Property type **Office**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
 Coordinates: **34.67961093 / 33.01559505**

## Price: €780 000 + VAT

VAT for this property is **€97,644** or **€148,200**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€27 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 407.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€660 000 on Sep 4, 2023

€780 000 on Feb 6, 2026

