

## 3520m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

This building is located in Agios Ioannis, Limassol. Total 3250m<sup>2</sup> covered areas. Available for sale for 750.000 euro plus VAT is half floor for 172m<sup>2</sup> office space.

Features:

High-quality materials

Great Investment Opportunity

Excellent Location - Main road of Makariou Avenue

Medical Building

Under Study

Total 3250m<sup>2</sup> covered areas, 351m<sup>2</sup> per floor office space

A modern and elegant building with ergonomic offices. A hot spot for Medical offices and Doctor Offices.

### Property Info

### Plot / Area Info

Covered Area **3520**

### Additional info

Reference Number	<b>48133</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**



## Price: €750 000 + VAT

VAT for this property is **€138,026** or **€142,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€213.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€750 000 on May 26, 2024



