

## 85m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

Modern Medical Office Space on Makariou Avenue – Prime Commercial Investment Opportunity

This state-of-the-art commercial building is designed specifically to accommodate medical professionals, offering an ideal environment for clinics, diagnostic centers, or private practices. Located directly on the main road of Makariou Avenue in Limassol, the property enjoys exceptional visibility, accessibility, and prestige.

The architecture emphasizes functionality, professionalism, and comfort, making it a strategic choice for doctors, healthcare providers, and investors alike.

Key Features:

- Purpose-built for Medical and Doctor Offices
- Under Study - Opp...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>85</b> |
| Floor Number           | <b>6</b>  |
| Total Number of Floors | <b>6</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>237326</b> |
| Property type     | <b>Office</b> |
| Construction Year | <b>2027</b>   |

### Amenities

- Parking

### Location

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

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 706.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€400 000 on Jun 6, 2025

