

## 172m<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	Plot / Area Info	Additional info
Covered Area	<b>172</b>	Reference Number
Floor Number	<b>6</b>	Property type
Total Number of Floors	<b>6</b>	Construction Year
Energy Efficiency	<b>A</b>	<b>237327</b>
	Parking	<b>Office</b>
	<b>Covered, Yes</b>	<b>2027</b>

### Amenities

- Parking

### Location

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

## Price: €750 000 + VAT

VAT for this property is **€50,930** 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 Price per SQM	<b>~€26 600.00</b> <b>€4 360.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€750 000 on Jun 6, 2025

