

351m² 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	351			Deference Number	227220
Floor Number	6	Dawleine	Carrana di Was	Reference Number Property type	237328 Office
Total Number of Floors	6	Parking Covere	Covered, Yes		
Energy Efficiency	A			Construction Year	2027

Amenities Location

• Parking Location: Nicosia - Agios Ioannis Region: Limassol



Price: €1 500 000 + VAT

VAT for this property is €195,256 or €285,000. 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 EX	Fredridad	Title transfer fee	~ € 56 600.00		Nama
	Excluded	Price per SOM	€4 274.00/m ²	Common expenses	None

Representative: MySpace

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Price change history

€1 500 000 on Jun 6, 2025







