

351m² Office for Sale in Nicosia - Agios Ioannis, Limassol District

An exclusive opportunity to acquire an entire floor (351 m²) in a modern, under-study commercial building located on the main Makariou Avenue, one of Limassol's busiest and most visible roads. X

Designed with medical and professional offices in mind, this ergonomic, high-spec business center is ideal for doctors, clinics, diagnostic labs, or healthcare investors.

Key Highlights:

- 351 m² of customizable office space (per floor)
- Medical-use building under development
- Prime location on Makariou Avenue
- High-quality materials & finishes
- Ideal for medical practices or investment rental
- Tot...

Property Info

Covered Area	351
Floor Number	1
Total Number of Floors	6

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

Reference Number	8113
Property type	Office

Amenities

- Parking

Location

Location: Nicosia - Agios Ioannis
Coordinates: **34.67714969465 / 33.022863855487**

Region: **Limassol**

Price: €1 600 000 + VAT

VAT for this property is **€208,274** or **€304,000**. 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	Excluded	Title transfer fee Price per SQM	~€60 600.00 €4 558.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	------------------------------------------------------	-----------------	-------------

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€1 500 000 on Jul 29, 2025

€1 600 000 on Jan 21, 2026

