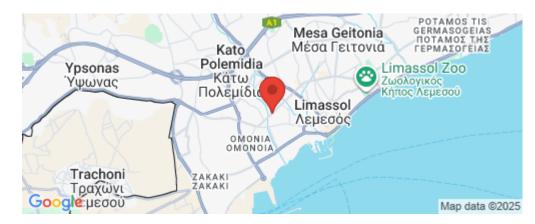


## 351m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

An exclusive opportunity to acquire an entire floor (351 m<sup>2</sup>) in a modern, under-study commercial building located on the main Makariou Avenue, one of Limassol's busiest and most visible roads.



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 m<sup>2</sup> 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		Plot / Area Info		Additional info	
Covered Area	351	<b>51</b> Parking	Covered, Yes	Reference Number	8116
Floor Number	2				
Total Number of Floors	6			Property type	Office

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Amenities Location



**Location:** Nicosia - Agios Ioannis

Coordinates: **34.67714969465** / **33.022863855487** 

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 Excluded

Title transfer fee ~€56 600.00

Price per SQM €4 274.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

€1 500 000 on Jul 29, 2025







