

## 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

Covered Area	<b>351</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **8116**  
Property type **Office**

### Amenities

- Parking

### Location

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

## 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	<b>Excluded</b>	Title transfer fee	<b>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 558.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

## Price change history

- €1 500 000 on Jul 29, 2025
- €1 600 000 on Jan 21, 2026

