


172m² Office for Sale in Nicosia - Agios Ioannis, Limassol District

An exclusive opportunity to acquire half a floor (172 m²) in a modern, under-development commercial building located on Makariou Avenue — one of Limassol's most prominent and high-traffic roads. 

This ergonomic, high-spec space is purpose-designed for medical and professional use, making it ideal for clinics, private practices, diagnostic centers, or healthcare investors.

Key Highlights:

- 172 m² of customizable office space
- Medical-use building (under study)
- Prime location with excellent visibility
- High-quality materials and finishes
- Ideal for doctors, labs, or rental investment
- Total...

Property Info

| | |
|------------------------|------------|
| Covered Area | 172 |
| Floor Number | 2 |
| Total Number of Floors | 6 |

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **8117**
Property type **Office**

Amenities

- Parking

Location

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

Price: €800 000 + VAT

VAT for this property is **€54,326** or **€152,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€28 600.00 | Common expenses | None |
| | | Price per SQM | €4 651.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€750 000 on Jul 29, 2025
 €800 000 on Jan 21, 2026

