

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. X

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
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Additional info

Reference Number	8117
Property type	Office

Amenities

Amenities	Location
• Parking	Location: Nicosia - Agios Ioannis Coordinates: 34.67714969465 / 33.022863855487

Region: **Limassol**

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.

VAT	Excluded	Title transfer fee Price per SQM	~€28 600.00 €4 651.00/m²	Common expenses	None
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Representative: RealDeal Estates

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Price change history

€750 000 on Jul 29, 2025

€800 000 on Jan 21, 2026

