

## 85m<sup>2</sup> Office for Sale in Nicosia - Agios Ioannis, Limassol District

A rare opportunity to purchase 85 m<sup>2</sup> of premium office space in a modern commercial building under development, located on the central Makariou Avenue, one of the busiest and most visible streets in Limassol.

Purpose-designed for medical and professional use, this ergonomic space is ideal for individual practitioners, boutique clinics, or investors seeking high-demand rental assets in the healthcare or office sector.

### Key Features:

- 85 m<sup>2</sup> customizable office layout
- Medical-use building (under study)
- Excellent visibility on main avenue
- High-spec finishes and modern design
- Perfect for doctors, consultant...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>85</b>	Reference Number
Floor Number	<b>2</b>	Parking
Total Number of Floors	<b>6</b>	<b>Covered, Yes</b>
		Property type
		<b>8118</b>
		<b>Office</b>

Amenities	Location	
• Parking	<b>Location:</b> Nicosia - Agios Ioannis Coordinates: <b>34.67714969465 / 33.022863855487</b>	Region: <b>Limassol</b>

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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 Price per SQM	<b>~€13 600.00</b> <b>€5 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€400 000 on Jul 29, 2025

€425 000 on Jan 21, 2026

