

351m² Office for Sale in Nicosia - Agios Ioannis, Limassol District

An exclusive opportunity to acquire an entire floor (351 m²) 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 m² 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	Parking		Reference Number	8119
Floor Number	3		Covered, Yes		
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 \sim 56 600.00 Common expenses None Price per SQM \leq 4 274.00/m²

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Price change history

€1 500 000 on Jul 29, 2025







