

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 | 3 |
| Total Number of Floors | 6 |

Plot / Area Info

| | |
|---------|---------------------|
| Parking | Covered, Yes |
|---------|---------------------|

Additional info

| | |
|------------------|---------------|
| Reference Number | 8120 |
| 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 |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: RealDeal Estates

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

Price change history

€750 000 on Jul 29, 2025

€800 000 on Jan 21, 2026

