

85m² Office for Sale in Nicosia - Agios Ioannis, Limassol District

A rare opportunity to purchase 85 m² 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 m² 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	85	Parking	Covered, Yes	Reference Number	8121
Floor Number	3			Property type	Office
Total Number of Floors	6				
Amenities	Location				



- Parking

Location: Nicosia - Agios Ioannis

Region: **Limassol**

Coordinates: **34.67714969465 / 33.022863855487**

www.index.cy - All Cyprus Real Estate

Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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	~€12 600.00	Common expenses	None
		Price per SQM	€4 706.00/m²		

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

€400 000 on Jul 29, 2025

