

## 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

Covered Area	<b>85</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **8121**  
Property type **Office**

### Amenities

- Parking

### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
Coordinates: **34.67714969465 / 33.022863855487**

## 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	<b>~€13 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## 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

