

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	Reference Number
Floor Number	4	Parking
Total Number of Floors	6	Covered, Yes
		Property type
		8124
		Office

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

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	Excluded	Title transfer fee Price per SQM	~€13 600.00 €5 000.00/m²	Common expenses	None
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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

€425 000 on Jan 21, 2026

