

## 172m<sup>2</sup> Office for Sale in Limassol District

Discover an unparalleled opportunity to invest in a state-of-the-art medical office building, strategically located along one of Limassol's most prestigious roads, Arch. Makarios III Avenue. City Med is designed to meet the highest standards of functionality, aesthetics, and modern healthcare needs, offering an exceptional environment for healthcare professionals and their patients. X

This contemporary medical facility features 172m<sup>2</sup> of prime, half-floor office space, thoughtfully crafted to suit a wide range of medical practices, clinics, and allied health services. With an emphasis on both form and function, City Med combines modern architecture, advanced infrastructure, and ...

### Property Info

Covered Area	<b>172</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>31891</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>
View	<b>City view</b>

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.675532677395 / 33.02118514423**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€4 651.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€750 000 on Nov 19, 2025

€800 000 on Jan 22, 2026







