

## 85m<sup>2</sup> Office for Sale in Limassol District

Discover an exceptional opportunity to own a state-of-the-art medical office space in the heart of Limassol. It is strategically located along Arch. Makarios III Avenue, one of the city's most prestigious roads. This modern building is designed to meet the highest standards of functionality and aesthetics, providing a sophisticated environment for healthcare professionals and their patients. X

Offering 85m<sup>2</sup> of prime quarter-floor office space, combines contemporary architecture, advanced infrastructure, and premium finishes, making it an ideal location for medical practices, clinics, or allied health services.

This space provides versatility and functionality in a prestigio...

**Property Info**

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>85</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> |
|---------|---------------------|

**Additional info**

|                  |                  |
|------------------|------------------|
| Reference Number | <b>31892</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: €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<br>Price per SQM | <b>None</b><br><b>€5 000.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€400 000 on Nov 19, 2025

€425 000 on Jan 22, 2026







