

351m² Office for Sale in Limassol District

A rare opportunity to acquire an entire floor of a state-of-the-art medical office building in Limassol's most prestigious location. Situated on Arch. Makarios III Avenue, this modern and meticulously designed facility is perfect for healthcare providers seeking a high-profile, functional, and sustainable space.



This 351m² full-floor office offers an expansive, versatile layout that can accommodate a variety of medical practices, clinics, and allied health services. With 4 WC facilities, spacious common areas, and premium finishes, this space is designed to meet the highest standards of medical and professional needs.

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Key Features and Specifications:

Spacious La...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|----------------------|------------------|--------------|------------------|------------------|
| Covered Area | 351 | | | Reference Number | 31893 |
| Furnishing | Unfurnished | Parking | Covered, Yes | Property type | Office |
| Heating | Central Heating, Yes | | | Condition | Brand New |
| Air Conditioning | All rooms, Yes | | | View | City view |

Amenities Location

• Elevator Region: **Limassol**

Coordinates: **34.675532677395** / **33.02118514423**



Price: €1 500 000 + VAT

VAT for this property is €195,256 or €285,000. 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 | None | Common evnences | Nana |
|-----|----------|--------------------|--------------------------|-----------------|------|
| | | Price per SQM | €4 274.00/m ² | Common expenses | None |

Representative: FOX

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|---------------------|-------|------------|-------------------------------------|
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Price change history

€1 500 000 on Nov 19, 2025













https://index.cy/sale/8725155



