

## 351m<sup>2</sup> 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 351m<sup>2</sup> 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.

### Key Features and Specifications:

Spacious La...

#### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**351**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
View

**31893**  
**Office**  
**Brand New**  
**City view**

#### Amenities

- Elevator

#### Location

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

## Price: €1 600 000 + VAT

VAT for this property is **€208,274** or **€304,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 558.00/m²</b>		

## Representative: FOX

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

€1 500 000 on Nov 19, 2025

€1 600 000 on Jan 22, 2026











