

## 3250m<sup>2</sup> Building for Sale in Limassol District

An exceptional investment opportunity awaits with this 3250m<sup>2</sup> medical and doctors' office building, ideally located in the heart of Limassol along Arch. Makarios III Avenue, one of the city's most prestigious roads. Designed with cutting-edge architecture, state-of-the-art infrastructure, and the highest standards of functionality, this building is perfectly suited for large-scale medical practices, clinics, hospitals, or allied healthcare services.

With 36 WC facilities and 27 parking spaces, this expansive property can comfortably accommodate a wide variety of healthcare professionals, providing ample space and convenience for both staff and patients. The building...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>3250</b>		Reference Number	<b>31894</b>
Furnishing	<b>Unfurnished</b>		Property type	<b>Building</b>
Heating	<b>Central Heating, Yes</b>	Parking	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>		View	<b>City view</b>
Amenities	Location			
• Elevator	Region: <b>Limassol</b>			
	Coordinates: <b>34.675532677395 / 33.02118514423</b>			

## Price: €8 000 000 + VAT

VAT for this property is **€1,468,308** or **€1,520,000**. 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>€2 462.00/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

€9 000 000 on Nov 19, 2025

€8 000 000 on Jan 22, 2026







