


## 3250m<sup>2</sup> Building for Sale in Nicosia - Agios Ioannis, Limassol District

A modern, state-of-the-art medical and office building designed to meet the highest standards of functionality and aesthetics. The property offers spacious, well-planned units ideally suited for medical practitioners, clinics, and allied health services. 

Featuring contemporary architecture, advanced infrastructure, and premium finishes, the building creates a professional and efficient environment tailored to the needs of healthcare providers.

With strong demand for high-quality medical and office spaces, this asset presents excellent potential for stable rental income and long-term capital appreciation.

Key Features:

- Entire medical/office building for sale<...

### Property Info

Covered Area **3250**  
 Total Number of Floors **6**  
 Energy Efficiency **A**

### Plot / Area Info

### Location

**Location:** Nicosia - Agios Ioannis  
 Coordinates: **34.67714969 / 33.02286386**

Region: **Limassol**

### Additional info

Reference Number **12934**  
 Property type **Building**

### Amenities

- Elevator

## 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	<b>~€316 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 462.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€8 000 000 on Apr 15, 2026





