


140m² Commercial for Sale in Limassol District

For sale: a flexible 140 m² mixed-use space in the heart of Agios Nicolaos. Currently operating as a fully functional dental clinic, the property can be purchased as a ready-to-use medical office or easily adapted for other business or office needs. 

Situated in a well-maintained building with elevator access, this resale unit (built in 1995) is partially furnished and includes one bathroom and central air conditioning for year-round comfort. Large windows bring in abundant natural light and offer open city views, creating a bright and professional environment.

Agios Nicolaos is a lively, well-connected area with easy access to public transport, shops, cafes, and essential s...

Property Info

Covered Area **140**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **30912**
Property type **Other Commercial**
Condition **Pre-Owned**
Bathrooms **1**
View **City view**

Amenities

- Elevator

Location

Region: **Limassol**
Coordinates: **34.692059034248 / 33.06110216474**

Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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	~€20 200.00	Common expenses	None
		Price per SQM	€4 214.00/m²		

Representative: Kazo Real Estate

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Price change history

€590 000 on May 8, 2026

