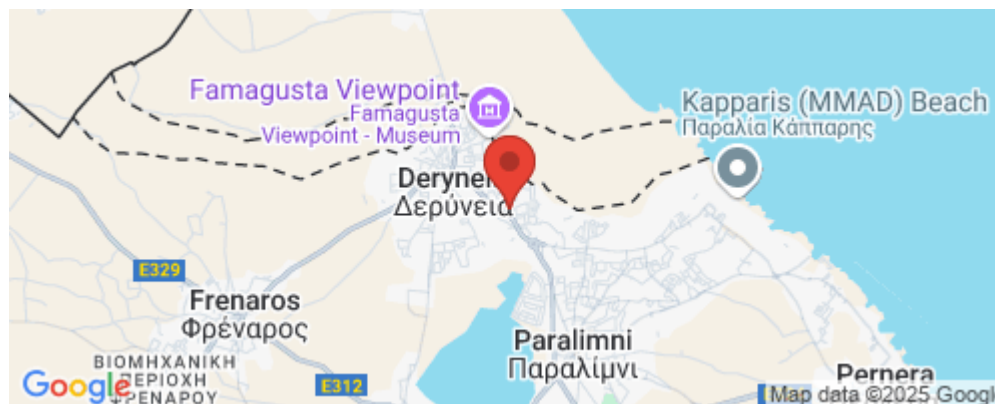


## 271m<sup>2</sup> Office for Sale in Deryneia, Famagusta District

The property is an office in Deryneia. It is located on the ground floor of a mixed-use building, 1km from Deryneia's center and 50m from Eleftherias avenue.



The office has a covered area of 271sqm, a mezzanine of 117sqm and covered verandas of 33sqm. On the ground floor, it consists of an open plan area, service area, offices and toilets. On the mezzanine, it consists of offices, a meeting room, and toilets.

It has the exclusive right of use of 5 parking spaces in the basement and 1 parking space on the ground floor.

### Property Info

Covered Area **271**  
Energy Efficiency **G**

### Plot / Area Info

Plot area **1363**

### Additional info

Reference Number **8776**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

#### Location

**Location:** Deryneia  
**Coordinates:** **35.057791032294 / 33.970343179835**

Region: **Famagusta**

## Price: €495 000 + VAT

VAT for this property is **€55,692** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 827.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€495 000 on Feb 14, 2024

