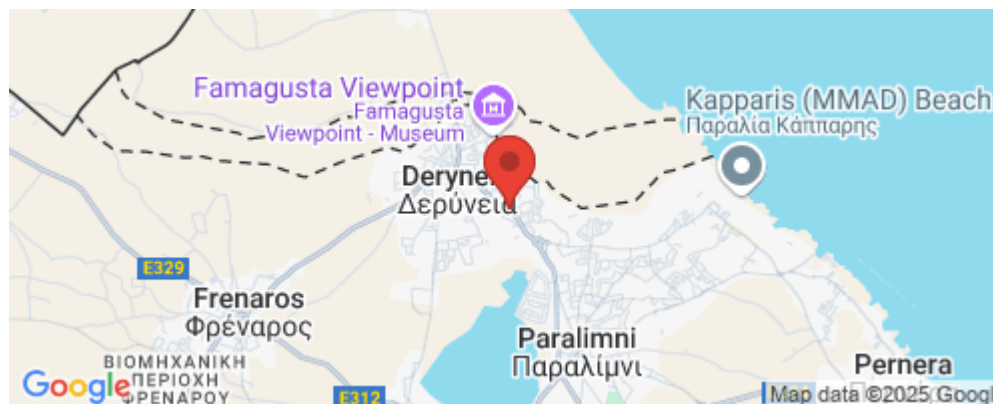


1150m² Building for Sale in Deryneia, Famagusta District

The property is a share (33.33%) of a mixed-use building in Deryneia. It is located on Eleftherias Avenue, opposite Famagusta Fire Station and 950m from Deryneia's center.



It comprises of 4 units, with 2 retail units on the ground floor and 2 offices on the upper floors. The property is in a good state of repair/maintenance.

The wider area is mainly residential with some commercial activity along Eleftherias Avenue.

Energy Performance Certificate for shop-mezzanine: Energy Class C

Energy Performance Certificate for offices: Energy Class E

Property Info

Covered Area **1150**
Energy Efficiency **N/A**

Plot / Area Info

Plot area **1999**

Additional info

Reference Number **7841**
Property type **Building**
Condition **Pre-Owned**
Construction Year **2011**

Amenities

Location

Location: Deryneia

Coordinates: **35.057610592737 / 33.969645657607**

Region: **Famagusta**

Price: €700 000 + VAT

VAT for this property is **€120,217** or **€133,000**. 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	Excluded	Title transfer fee	~€24 600.00	Common expenses	None
		Price per SQM	€609.00/m²		

Representative: GoGordian (Gordian Servicing)

Registration number	N/A	Email	seraclidou@gordianservicing.com
License number	N/A	Legal name	GoGordian (Gordian Servicing)
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Price change history

€700 000 on Feb 14, 2024



