

## 390m<sup>2</sup> Commercial for Sale in Sotira, Famagusta District

The property consists of a ground floor shop in Sotira. It is located 480m from the community center and 470m from Sotira A' Primary School.



The shop has an internal area of 175sqm and consists of an entrance area, two separated offices, a treatment room, a kitchenette, two toilets and an open exercise/therapy room.

The eastern side has been turned into a storage area which has an internal area of 215sqm.

The share of the property is 25%, which corresponds to a land area of 962sqm. The rest 75% of the asset is also owned by Gordian.

### Property Info

Covered Area **390**  
Energy Efficiency **C**

### Plot / Area Info

Plot area **962**

### Additional info

Reference Number **8938**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

#### Location

**Location:** Sotira  
**Coordinates:** **35.032028361694 / 33.952816428243**

Region: **Famagusta**

## Price: €220 000 + VAT

VAT for this property is **€29,954** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€564.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
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## Price change history

€415 000 on Apr 30, 2024  
 €220 000 on Dec 10, 2024



