

## 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		Plot / Area Info		Additional info	
Covered Area	390	Plot area	962	Reference Number	8938
Energy Efficiency	C			Property type	Other Commercial
				Condition	Pre-Owned
				Construction Year	1990 and older
Amenities	Location				
	Location: Sotira			Region: Famagusta	
	Coordinates: 35.032028361694 / 33.952816428243				

## 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/m²</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

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



