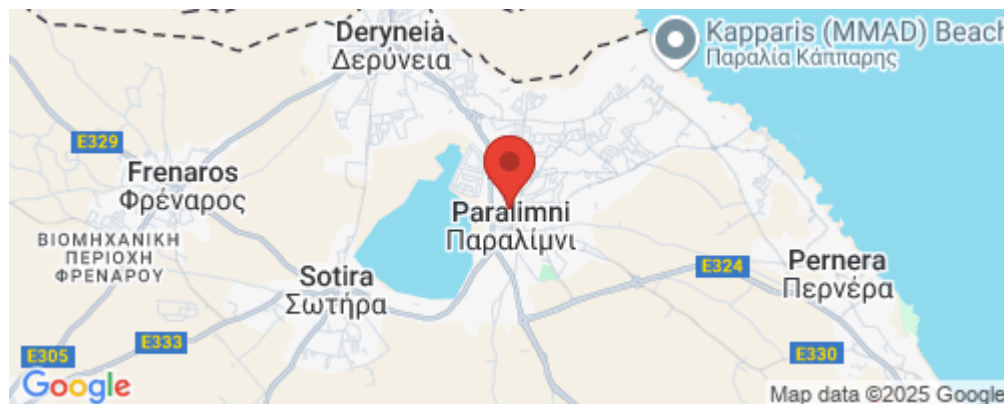


## 113m<sup>2</sup> Commercial for Sale in Paralimni, Famagusta District

The property concerns a building in Paralimni. It is located 500m from Paralimni Lake and 1km from Tasos Markou football stadium.



The ground floor of the building consists of a shop with an internal area of 60sqm. It offers an open plan area for product display, a kitchenette and a toilette.

On the 1st floor there is an office, with a kitchenette, a toilette and one covered veranda. The internal area of the office is 53sqm and 7sqm covered verandas.

The wider area of the asset consists of residential and commercial developments.

Energy Performance Classifications for the Ground Floor: Energy Class C  
 Energy Performance Classifications for the First Floor:...

### Property Info

Covered Area **113**  
 Energy Efficiency **N/A**

### Plot / Area Info

Plot area **84**

### Additional info

Reference Number **8473**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Construction Year **1990 and older**

### Amenities

### Location



**Location:** Paralimni

Region: **Famagusta**

Coordinates: **35.039962 / 33.98102**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €180 000 + VAT

VAT for this property is **€9,000** or **€34,200**. 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>~€3 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 593.00/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

€180 000 on May 27, 2024

