

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

Two storey mixed use building for sale in Paralimni area, in Famagusta Town. The asset is a mixed-use commercial building, located near to Paralimni's main commercial street and close to Deryneia - Paralimni roundabout. The asset offers excellent proximity to all amenities. The property is ideally situated close to a plethora of amenities and services with excellent access to the beautiful beaches of the area.



The internal covered area of the building is 113 sq m. On the ground floor 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 kitchene...

### Property Info

Covered Area  
Furnishing

**113**  
**Unfurnished**

### Plot / Area Info

Plot area **84**

### Additional info

Reference Number  
Property type  
Condition

**43732**  
**Other Commercial**  
**Pre-Owned**

### Amenities

#### Location

**Location:** Paralimni

Coordinates: **35.039605584875 / 33.981154222536**

Region: **Famagusta**

## 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: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€180 000 on Aug 9, 2024

