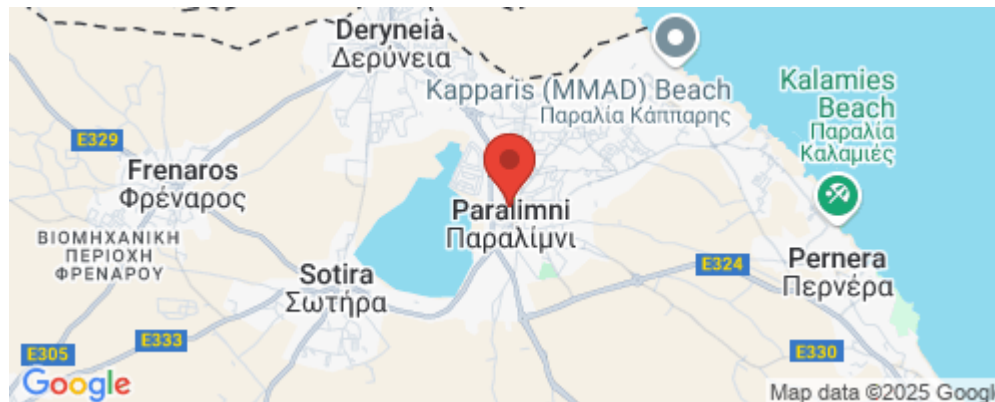


## 113m<sup>2</sup> Commercial for Sale in Paralimni, Famagusta District

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

### Plot / Area Info

### Additional info

Covered Area

**113**

Plot area

**84**

Reference Number

**47913**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### 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: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€180 000 on Aug 10, 2024

