

## 1150m<sup>2</sup> Commercial for Sale in Deryneia, Famagusta District

The property is a share (33.33%) of a mixed-use building in Deryneia. It is located on Eleftherias Avenue, opposite Famagusta Fire Station and 950m from Deryneia's center. 

It comprises of 4 units, with 2 retail units on the ground floor and 2 offices on the upper floors. The property is in a good state of repair/maintenance.

The wider area is mainly residential with some commercial activity along Eleftherias Avenue.

Energy Performance Certificate for shop-mezzanine: Energy Class C

Energy Performance Certificate for offices: Energy Class E

### Property Info

Covered Area **1150**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1999**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **47990**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Deryneia

Coordinates: **35.057610592737 / 33.969645657607**

Region: **Famagusta**

## Price: €700 000 + VAT

VAT for this property is **€120,217** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€609.00/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

€700 000 on Aug 10, 2024



