

1150m² 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		Plot / Area Info		Additional info		
Covered Area	1150	Plot area	1999	Reference Number	47990	
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Property type	Other Commercial	
				Condition	Pre-Owned	

Amenities	Location	Region
	Location: Deryneia Coordinates: 35.057610592737 / 33.969645657607	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	Excluded	Title transfer fee Price per SQM	~€24 600.00 €609.00/m²	Common expenses	None
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Representative: Kalogirou Real Estate

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License number	569/E	Legal name	N/A
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Price change history

€700 000 on Aug 10, 2024



