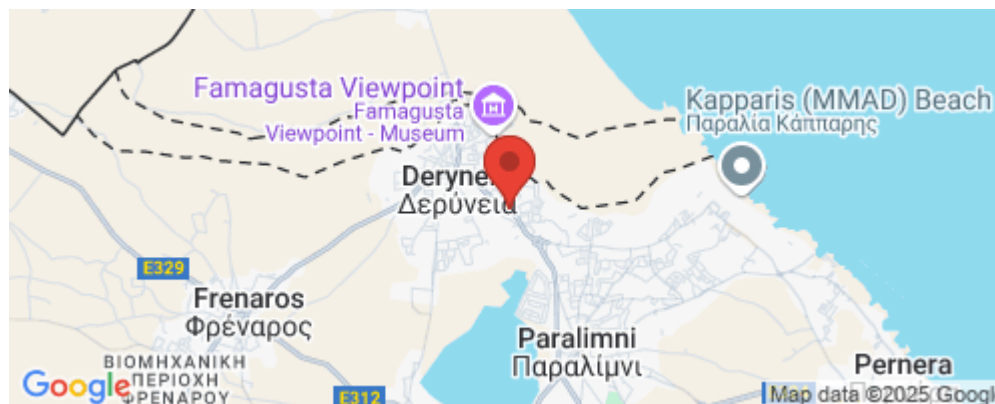


1150m² Commercial for Sale in Deryneia, Famagusta District

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

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	Excluded	Title transfer fee	~€24 600.00	Common expenses	None
		Price per SQM	€609.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

€700 000 on Aug 10, 2024



