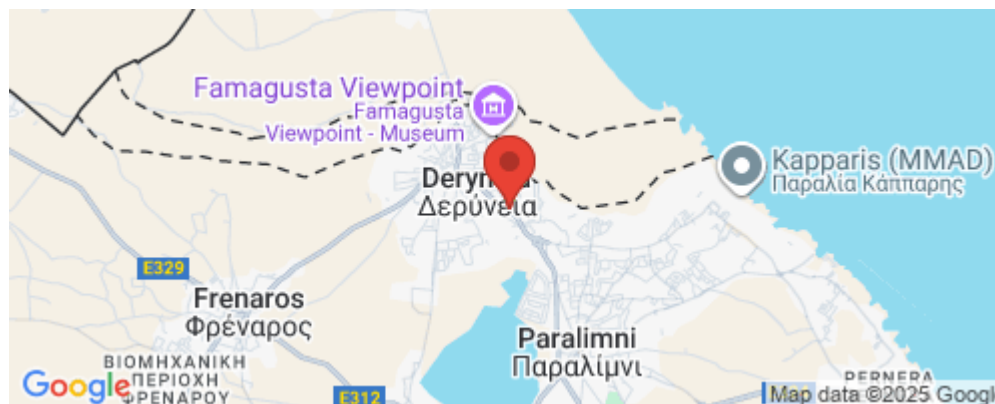


1150m² Commercial for Sale in Deryneia, Famagusta District

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				
	Location: Deryneia		Region: Famagusta		
	Coordinates: 35.057610592737 / 33.969645657607				

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



