

## 95m<sup>2</sup> Commercial for Sale in Frenaros, Famagusta District

The shop is located in Frenaros Paralimni Ammochostos. It consists of an open plan space bathroom kitchen and a toilet and in total is 95 sqm enclosed area. The shop occupies the southern part of the plot and an auxiliary building occupies the northern part of the building with a size of 54 sqm. There is a separate title deed for this property. The asset is located approximately. 300m northeast of the Archangel Michael church and approximately. 500 m north of the Agios Anastasios church. The property falls within Zone 6 with a building coefficient of 100 coverage of 50 and permission for 3 floors 13.5m of construction. Pending EPC

| Property Info |    | Plot / Area Info                     |     | Additional info  |                  |
|---------------|----|--------------------------------------|-----|------------------|------------------|
| Covered Area  | 95 | Plot area                            | 406 | Reference Number | VL45958          |
|               |    |                                      |     | Property type    | Other Commercial |
|               |    |                                      |     | Bathrooms        | 1                |
| Amenities     |    | Location                             |     |                  |                  |
|               |    | Location: Frenaros Region: Famagusta |     |                  |                  |

## Price: €105 000 + VAT

VAT for this property is **€5,250** or **€19,950**. 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>~€1 775.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 105.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
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## Price change history

€105 000 on Mar 25, 2025



