

## 421m<sup>2</sup> Office for Sale in Deryneia, Famagusta District

An office for sale in Deryneia. It is located on the ground floor of a mixed-use building. The office has a covered area of 271 sq.m., a mezzanine of 117 sq.m. and covered verandas of 33 sq.m.

On the ground floor, it consists of an open plan area, service area, offices and toilets. On the mezzanine, it consists of offices, a meeting room, and toilets. It has 5 parking spaces in the basement and 1 parking space on the ground floor.

### Property Info

Covered Area **421**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **59037**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2001-2010**

### Amenities

- Air Conditioning

### Location

**Location:** Deryneia Region: **Famagusta**

## Price: €495 000 + VAT

VAT for this property is **€69,359** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 176.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€495 000 on Jul 30, 2025

