

## 4 Bedroom House for Sale in Deryneia, Famagusta District

A spacious 4-bedroom Villa located in Deryneia area, in a quite neighborhood. Firstly, the villa has a huge plot of 1200sqm, and an internal covered space of 235sqm! So, the house is ideal for the people who would love to have a large area of their own. It consists of 4 bedrooms, a big fully fitted kitchen, 2 toilets, a common bathroom on the first floor and a really big veranda on the first floor, where you can enjoy your coffee and just relax. Finally, the house has 2 covered parking spaces and has an 1/2 share of land. It is also close to the city center and Paralimni municipality. Deryneia offers several facilities like monuments, landmarks and points of reference, such as Byzan...

### Property Info

Covered Area	<b>235</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>900</b>
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### Additional info

Reference Number	<b>33547</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €400 000 + VAT

VAT for this property is **€40,255** or **€76,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€12 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 702.00/m<sup>2</sup></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

€400 000 on May 23, 2024





