

## 638m<sup>2</sup> Plot for Sale in Deryneia, Famagusta District

The plot is located within the administrative boundaries of Deryneia Municipality, Famagusta district, approximately 700m from Deryneia City Center, and about 1km from 1st April Avenue in Paralimni.



The field has a regular shape, and a road frontage of 25 meters.

The property total land area is 638 s.q.m. The asset belongs to Kα6 zone and could build up to 574 s.q.m.

The location of the plot is ideal for a permanent residence or a small building of residential apartments.

### Property Info

### Plot / Area Info

### Additional info

Plot area **638**  
Planning zone **Kα6**

Reference Number  
Property type  
Condition

**544**  
**Land and Plots**  
**Pre-Owned**

### Amenities

### Location

**Location:** Deryneia Region: **Famagusta**  
Coordinates: **35.056535 / 33.961841**

## Price: €100 000 + VAT

VAT for this property is **€18,065** or **€19,000**. 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>~€1 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€157.00/m²</b>		

## Representative: Sweet Home Estates

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## Price change history

€115 000 on Sep 9, 2023  
 €100 000 on Jul 15, 2025

