

## 2 Bedroom Apartment for Sale in Deryneia, Famagusta District

This 2-bedroom apartment located between Derynia and Paralimni offers spacious and functional interiors with modern architectural design. It features large windows that allow for abundant natural light and is finished with high-quality materials. Situated in a quiet residential area, this apartment provides easy access to essential amenities, shops, and services, making it ideal for families, professionals, or investors. For more information on prices, architectural plans, technical specifications, location map, and 3D visuals, please contact us today.

| Property Info          |           | Plot / Area Info                                   |            | Additional info   |                  |
|------------------------|-----------|--|------------|-------------------|------------------|
| Covered Area           | <b>92</b> |  |            | Reference Number  | <b>235280</b>    |
| Covered Veranda        | <b>13</b> |  |            | Property type     | <b>Apartment</b> |
| Floor Number           | <b>1</b>  | Parking  | <b>Yes</b> | Construction Year | <b>2026</b>      |
| Total Number of Floors | <b>3</b>  |  |            | Bathrooms         | <b>1</b>         |
| Energy Efficiency      | <b>A</b>  |  |            |                   |                  |
| Amenities              |           | Location   |            |                   |                  |
|                        |           | <b>Location:</b> Deryneia Region: <b>Famagusta</b> |            |                   |                  |

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>~€4 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 011.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€185 000 on Feb 21, 2025





