

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

Modern 2-Bedroom Apartments in a Prime Location

Located between Derynia and Paralimni, this exclusive development consists of ten thoughtfully designed 2-bedroom apartments. The project is part of the Mountain, Remote, and Disadvantaged Housing Rehabilitation Plan, offering an excellent opportunity for both homeowners and investors.

### Apartment Features

Spacious and functional interiors  
Modern architectural design  
Large windows for natural light  
High-quality materials and finishes

### Convenient Location

Easy access to essential amenities, shops, and services  
Quiet residential area with a peaceful atmosphere  
Ideal for families, prof...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>98</b> |
| Covered Veranda        | <b>21</b> |
| Uncovered Veranda      | <b>69</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>235282</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

### Location

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

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>~€5 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 296.00/m²</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

€225 000 on Feb 21, 2025





