

2 Bedroom Apartment for Sale in Famagusta District

For sale: Modern off-plan apartment situated on the top floor of a well-designed three-story building with elevator access. Offering 77 square meters of comfortable internal living space, this home features 2 spacious bedrooms and 2 bathrooms, perfect for couples or small families seeking a new start in a peaceful setting.



Located in the heart of Dheryneia, this apartment enjoys the unique charm of a quiet community surrounded by green countryside. Dheryneia is known for its friendly atmosphere, traditional taverns, and vibrant local culture. Residents benefit from easy access to shops, supermarkets, cafes, and schools, making it a convenient choice for everyday living.

The ...

| Property Info    |                | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------|--|--------------|------------------|-----------|
| Covered Area     | 77             | Parking  | Covered, Yes | Reference Number | 18817     |
| Air Conditioning | All rooms, Yes |  |              | Property type    | Apartment |
|                  |                |  |              | Condition        | Brand New |
|                  |                |  |              | Bathrooms        | 2         |
| Amenities        |                | Location                                       |              |                  |           |
| • Balcony        |                | Region: Famagusta                              |              |                  |           |
|                  |                | Coordinates: 35.060327432138 / 33.955502991985 |              |                  |           |

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 532.00/m<sup>2</sup></b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€195 000 on May 2, 2025





