

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

Nestled in the serene surroundings of Deryneia, this exclusive development comprises seven modern villas designed for comfort, privacy, and relaxed living. Set in a quiet residential neighborhood, each villa offers spacious interiors, contemporary architecture, and private outdoor areas—perfect for families or individuals seeking a peaceful lifestyle just minutes away from local amenities. The project blends modern aesthetics with functionality, incorporating high-quality materials and thoughtful design to create a warm, welcoming environment. Whether as a permanent residence or a holiday home, these villas present a unique opportunity to enjoy tranquil living in one of Famagusta?...

Property Info		Plot / Area Info		Additional info	
Covered Area	154	Plot area	265	Reference Number	57825
Air Conditioning	Yes			Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	2
Amenities		Location			
• Storage room		Location: Deryneia Region: Famagusta			

## Price: €310 000 + VAT

VAT for this property is **€16,627** or **€58,900**. 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>€2 013.00/m²</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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€310 000 on May 10, 2025







