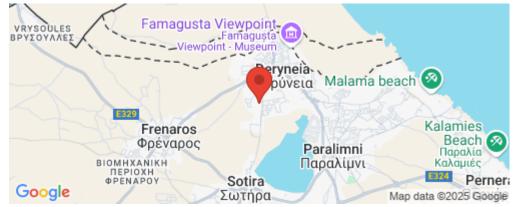
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### **3** Bedroom House for Sale in Deryneia, Famagusta District

This refined collection of contemporary three-bedroom villas is set in the serene and picturesque village of Deryneia. With only seven residences in the development, it creates a sense of exclusivity and privacy, as well as a tranquil and welcoming atmosphere for residents.

Combining the charm of rural life with everyday convenience, the complex is ideally located close to schools, shops, cafes and sports facilities. At the same time, the vibrant seaside resorts of Protaras and Ayia Napa are only a 10-15-minute drive away.

Each villa has been thoughtfully designed to provide spacious living spaces, modern functionality, and everyday comfort. The ground floor features a sleek...



Property Info Plot / Area Info		Additional info		
		Reference Number	f25501	
Plet area	209	Property type	House	
Plot area		Construction Year	2026	
		Bathrooms	2	

Amenities	Location	
	Location: Deryneia	Region: Famagusta
	Coordinates: 35.0523 / 33.9561	



#### Price: €260 000 + VAT

VAT	Excluded	Title transfer fee	~€7 000.00	Common expenses	None
		Price per SQM	N/A		

### **Representative: Cyprus Sotheby's International Realty**

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License number	517/E	Legal name	ConceptRealty Ltd
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#### **Price change history**

€290 000 on Jul 2, 2025 €260 000 on Jul 3, 2025

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