

3 Bedroom House for Sale in Deryneia, Famagusta District

Located in the heart of Deryneia, one of the most developed and charming areas of Famagusta, this new development comprises two stylish modern homes that perfectly combine privacy, tranquility and a favourable location. Schools, shops and cosy cafes are just a short walk away, while the sea and sandy beaches are only a ten-minute drive away. Each villa features three spacious bedrooms and an open-plan layout that seamlessly connects the kitchen, living, and dining areas into one bright, inviting space. Large panoramic windows fill the home with natural light and offer beautiful views of the private garden. Owners also have the option to add a swimming pool — a perfect spot for fam...



Property Info

Plot / Area Info

Additional info

|              |           |                   |           |        |  |
|--------------|-----------|-------------------|-----------|--------|--|
|              |           | Reference Number  |           | f26600 |  |
|              |           | Property type     |           | House  |  |
| Covered Area |           | Construction Year |           | 2026   |  |
| 165          | Plot area | 264               | Bathrooms | 2      |  |

Amenities

Location

Location: Deryneia                      Region: Famagusta  
Coordinates: 35.0579 / 33.9589

## Price: €298 000 + VAT

VAT for this property is **€18,693** or **€56,620**. 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>~€8 520.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 806.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€298 000 on Jul 14, 2025









