

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

### 1-Bedroom Apartment

A welcoming and functional living space, ideal for professionals, couples, or as a holiday home. The open-plan kitchen, dining, and living area opens onto a spacious veranda — perfect for outdoor dining or unwinding after a long day. Large windows and sliding doors create a light, airy feel.

The separate bedroom offers privacy and tranquility, with built-in wardrobes and room for a workspace if needed. The bathroom is stylishly finished with ceramic tiles and quality sanitary ware. Included are a private storage room and covered parking space. The quiet surroundings, combined with proximity to local shops and cafes, make this apartment a comfortable home...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>59</b>		Reference Number	<b>238061</b>
Floor Number	<b>1</b>	Parking	Property type	<b>Apartment</b>
Total Number of Floors	<b>2</b>		Condition	<b>Under Construction</b>
		<b>Covered, Yes</b>	Construction Year	<b>2026</b>
			Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €115 000 + VAT

VAT for this property is **€5,750** or **€21,850**. 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 Price per SQM	<b>None</b> <b>€1 949.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€115 000 on Jul 17, 2025

