

# 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

Covered Area	<b>59</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>238061</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 949.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€115 000 on Jul 17, 2025

