

## 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>2</b>  |
| Total Number of Floors | <b>2</b>  |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>238062</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: €119 000 + VAT

VAT for this property is **€5,950** or **€22,610**. 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>€2 017.00/m²</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

€119 000 on Jul 17, 2025

