

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

For sale: A modern 2-bedroom apartment under construction in Deryneia, with an internal space of 81 m<sup>2</sup>. This thoughtfully designed home will offer comfortable living and a bright atmosphere, perfect for individuals, couples, or small families. Completion is expected in 2026, ensuring that all finishes and features are brand new and up to the latest standards. The property will boast high energy efficiency (A), which promises lower running costs and a reduced environmental footprint. ✖

The apartment is situated in a prime area of Deryneia, a peaceful and welcoming town known for its friendly community and local charm. Deryneia offers convenient access to shops, supermarkets, cafes, an...

### Property Info

Covered Area  
Air Conditioning

**81**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **27285**  
Property type **Apartment**  
Condition **Brand New**

### Amenities

- Elevator

### Location

**Location:** Deryneia  
Coordinates: **35.052870708448 / 33.994390832848**

Region: **Famagusta**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€3 272.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€265 000 on Jul 31, 2025



