

### 3 Bedroom House for Sale in Deryneia, Famagusta District

For sale: A modern villa under construction, located in the peaceful area of Deryneia. This elegant property offers an internal space of 132 m2, providing comfort and style for your family’s needs. The villa includes three spacious bedrooms and one well-designed bathroom, making it an ideal home for families or couples. ✖

The villa is being built to the highest standards, expected to be completed in 2026. It features energy efficiency class A, ensuring low energy costs and a comfortable living environment all year round. Enjoy the luxury of underfloor heating and step outside to your own private swimming pool. The villa takes full advantage of its location, offering stunning pa...

#### Property Info

Covered Area	<b>132</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>283</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>27302</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

#### Amenities

- Guest WC

#### Location

**Location:** Deryneia  
**Coordinates:** **35.058296790111 / 34.003443589558**

Region: **Famagusta**

## Price: €524 000 + VAT

VAT for this property is **€26,200** or **€99,560**. 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>€3 970.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€524 000 on Aug 2, 2025





