

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
Heating
Air Conditioning

132
Underfloor Heating, Yes
All rooms, Yes

Plot / Area Info

Plot area
Pool
Parking

283
Yes
Covered, Yes

Additional info

Reference Number **27302**
Property type **House**
Condition **Brand New**
Bathrooms **1**
View **Sea view**

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	Excluded	Title transfer fee Price per SQM	None €3 970.00/m²	Common expenses	None
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Representative: Kazo Real Estate

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Price change history

€524 000 on Aug 2, 2025





