

3 Bedroom House for Sale in Deryneia, Famagusta District

For sale is a modern villa under construction in the growing area of Deryneia. This stunning property offers an internal space of 153 m² and features three comfortable bedrooms, making it an excellent choice for families or those seeking extra space.

The villa promises a bright and airy living environment, with an open-plan design that maximizes natural light. Planned for completion in 2026, it will be built to the highest standards, featuring energy efficiency class A for lower utility bills and a comfortable year-round climate. Step outside to enjoy your own private swimming pool - perfect for relaxing or entertaining guests.

Deryneia is well known for its peaceful atmo...

Property Info		Plot / Area Info		Additional info	
Covered Area	153	Plot area	308	Reference Number	27303
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Brand New

Amenities	Location	
• Storage room	Location: Deryneia Coordinates: 35.034640324179 / 34.031670886199	Region: Famagusta

Price: €543 000 + VAT

VAT for this property is **€28,641** or **€103,170**. 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 €3 549.00/m²	Common expenses	None
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Representative: Kazo Real Estate

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Price change history

€543 000 on Aug 2, 2025



