

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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €3 549.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Kazo Real Estate

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|--|--------------|------------|-------------------------|
| Registration number | 694 | Email | info@kazo.com.cy |
| License number | 372/E | Legal name | N/A |
| Phone: +35770003020, +35725346402 | | | |

Price change history

€543 000 on Aug 2, 2025



