


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

Covered Area **153**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **308**
Pool **Yes**
Parking **Uncovered, Yes**

Additional info

Reference Number **27303**
Property type **House**
Condition **Brand New**

Amenities

- Storage room

Location

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	None	Common expenses	None
		Price per SQM	€3 549.00/m²		

Representative: Kazo Real Estate

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Price change history

€543 000 on Aug 2, 2025



