

3 Bedroom House for Sale in Deryneia, Famagusta District

For sale is a modern, off plan semi-detached house in the desirable area of Deryneia. Offering a spacious internal space of 161 m2, this home is thoughtfully designed to provide comfort and functionality. The property includes three bedrooms and three bathrooms, perfect for families or those who enjoy hosting guests. A private basement adds extra space, ideal for storage or creating a personalized area such as a gym or playroom.



This house will be built to high standards with an energy efficiency rating of A, ensuring lower utility bills and a better living environment. The design features modern finishes throughout, and large windows welcome natural light into every room. Step out...

Property Info

Covered Area
Air Conditioning

161
All rooms, Yes

Plot / Area Info

Plot area **228**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **27304**
Property type **House**
Condition **Brand New**
Bathrooms **3**

Amenities

- Storage room

Location

Location: Deryneia
Coordinates: **35.041246257223 / 34.021266458007**

Region: **Famagusta**

Price: €470 000 + VAT

VAT for this property is **€27,996** or **€89,300**. 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	€2 919.00/m²		

Representative: Kazo Real Estate

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Price change history

€470 000 on Aug 2, 2025



