

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. X

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		Plot / Area Info		Additional info	
Covered Area	161	Plot area	228	Reference Number	27304
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	3

Amenities	Location	
• Storage room	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 Price per SQM	None €2 919.00/m²	Common expenses	None
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Representative: Kazo Real Estate

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Price change history

€470 000 on Aug 2, 2025



