

## 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 m<sup>2</sup>, 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 **161**  
 Air Conditioning **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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 919.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€470 000 on Aug 2, 2025



