

## 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. 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	<b>161</b>	Plot area	<b>228</b>	Reference Number	<b>27304</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amenities	Location	
• Storage room	<b>Location:</b> Deryneia Coordinates: <b>35.041246257223 / 34.021266458007</b>	Region: <b>Famagusta</b>

## 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 Price per SQM	<b>None</b> <b>€2 919.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€470 000 on Aug 2, 2025



