

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 **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	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



