

## 2 Bedroom Apartment for Sale in Deryneia, Famagusta District

Two Bedroom Apartment with Common Rooftop Pool in Deryneia area, Famagusta. The property is situated in a very quiet neighborhood in Deryneia, which is around 5 minutes away from Paralimni and Protaras and 10 minutes away from the brand new Marina of Ayia Napa. It can be added that the nearest sea is Kapparis, which is around 8 minutes away.



First floor apartment for sale in Deryneia area, Famagusta. It consists of an open plan kitchen, living and dining area, 2 bedrooms, master en suite bedroom and covered veranda. The property has also access a private covered parking & storage on the ground floor and a communal rooftop swimming pool.

Extra: Covered Veranda, Elevator, ...

### Property Info

Covered Area  
Air Conditioning

**88**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**52752**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Balcony

### Location

**Location:** Deryneia  
Coordinates: **35.050885487741 / 33.952085042198**

Region: **Famagusta**

**Price: €200 000 + VAT**

VAT for this property is **€10,000** or **€38,000**. 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>€2 273.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

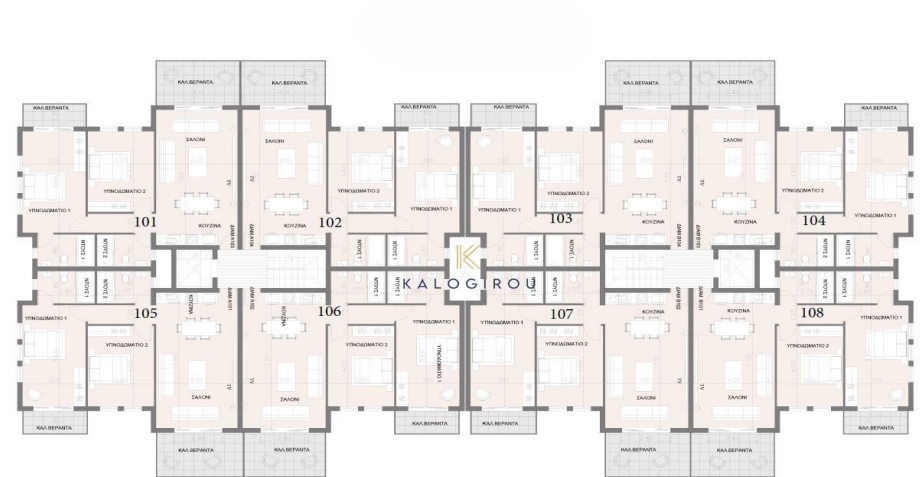
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€206 000 on Aug 19, 2025

€200 000 on Dec 23, 2025





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