

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

Top floor, Three Bedroom Apartment with Common 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.



Apartment, for sale in Deryneia area, Famagusta. It consists of an open plan kitchen, living, dining area, a main bathroom, 3 bedrooms, master bedroom is en suite with shower and two covered verandas. The property has also access a private covered parking & storage on the ground floor and a communal rooftop swimming pool.

Extra:...

### Property Info

Covered Area  
Air Conditioning

**99**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

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

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**52759**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Balcony

### Location

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

Region: **Famagusta**

**Price: €238 000 + VAT**

VAT for this property is **€11,900** or **€45,220**. 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>€2 404.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

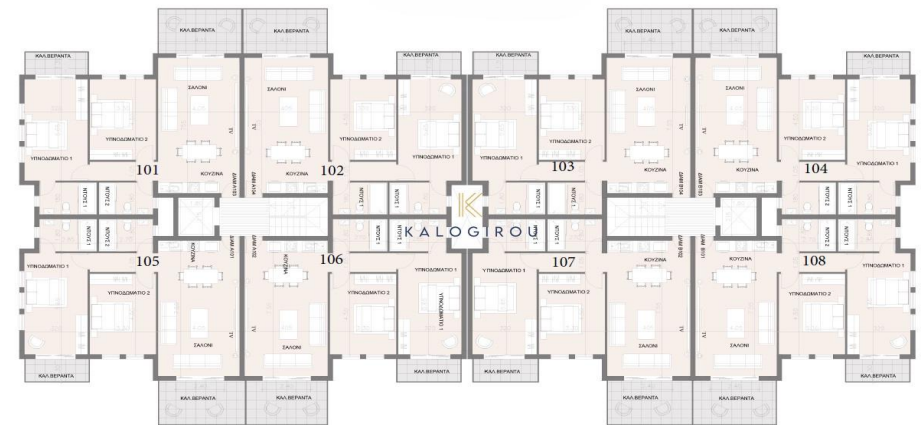
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€238 000 on Aug 19, 2025







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