


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

Detached, Three Bedroom House for sale in Deryneia area, Famagusta. Located in a quiet residential neighborhood, Avalon Residences offers peace and privacy without compromising convenience. Residents will enjoy easy access to local amenities, schools, cafes, and shops, with the beaches and resort towns of the east coast just a short drive away. 

Two-storey house for sale in Deryneia area, Famagusta. The ground floor consists of an open plan kitchen, living and dining area and a guest wc. The first floor consists of 3 bedrooms, master bedroom is en suite (shower) and a main bathroom. Moreover, the house has covered verandas of 20 sq.m, garden and covered parking. Plot area is 333 sq....

### Property Info

Covered Area  
Air Conditioning

**153**  
**All rooms, Yes**

### Plot / Area Info

Plot area **333**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53020**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**  
View **Mountains view**

### Amenities

- Guest WC

### Location

**Location:** Deryneia  
Coordinates: **35.050352775945 / 33.954370140621**

Region: **Famagusta**

**Price: €330 000 + VAT**

VAT for this property is **€17,406** or **€62,700**. 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>€2 157.00/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**

€330 000 on Sep 13, 2025









