

## 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 spacious covered verandas, garden and covered parking. Plot area is 243 sq.m.....

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>136</b>	Plot area	<b>243</b>	Reference Number	<b>53021</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>2</b>
				View	<b>Mountains view</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Deryneia <b>Coordinates:</b> <b>35.050352775945 / 33.954370140621</b>	<b>Famagusta</b>

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>€2 096.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35724003723</b>			

## Price change history

€285 000 on Sep 13, 2025





