

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

A two-bedroom house is for sale in the Deryneia area, Famagusta, located in a quiet and peaceful neighborhood. The house features a separate kitchen and living room, a glazed veranda at the entrance with its own radiator, two bathrooms, and a central heating system with radiators throughout, powered by liquid fuel. All plumbing has been replaced with plastic pipes, a new water heater with solar panels has been installed, and all rooms are equipped with air conditioning. The property includes a secured open parking area for four cars and a covered courtyard of approximately 30 m<sup>2</sup> with lighting, making the house comfortable and cozy for living.

### Property Info

Covered Area	<b>190</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>177815</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Deryneia Region: **Famagusta**

## Price: €245 000 + VAT

VAT for this property is **€19,471** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 289.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€259 000 on Sep 23, 2025  
 €245 000 on Jan 15, 2026

