

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 m² with lighting, making the house comfortable and cozy for living.

Property Info

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

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	177815
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

Location

Location: Deryneia Region: **Famagusta**

Price: €250 000 + VAT

VAT for this property is **€19,868** or **€47,500**. 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	Excluded	Title transfer fee	~€6 600.00	Common expenses	None
		Price per SQM	€1 316.00/m²		

Representative: DOM Real Estate

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

Price change history

€259 000 on Sep 23, 2025

€245 000 on Jan 15, 2026

€250 000 on Mar 20, 2026

