

3 Bedroom House for Sale in Deryneia, Famagusta District

Located in the heart of Deryneia, one of the most developed and charming areas of Famagusta, this new development comprises two stylish modern homes that perfectly combine privacy, tranquility and a favourable location. Schools, shops and cosy cafes are just a short walk away, while the sea and sandy beaches are only a ten-minute drive away. X

Each villa features three spacious bedrooms and an open-plan layout that seamlessly connects the kitchen, living, and dining areas into one bright, inviting space. Large panoramic windows fill the home with natural light and offer beautiful views of the private garden. Owners also have the option to add a swimming pool — a perfect spot for fam...

Property Info		Plot / Area Info		Additional info	
Covered Area	165				
Covered Veranda	12	Plot area	264	Reference Number	13597
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	House
Energy Efficiency	A			Bathrooms	2
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		Location: Deryneia	Region: Famagusta		
Coordinates: 35.05595 / 33.956912					

Price: €298 000 + VAT

VAT for this property is **€18,693** or **€56,620**. 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 Price per SQM	~€8 520.00 €1 806.00/m²	Common expenses	None
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Price change history

€298 000 on Oct 9, 2025







