


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. 

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

Covered Area	165
Covered Veranda	12
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	264
Parking	Covered, Yes

Additional info

Reference Number	13597
Property type	House
Bathrooms	2

Amenities

- Parking

Location

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	~€8 520.00	Common expenses	None
		Price per SQM	€1 806.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€298 000 on Oct 9, 2025







