

2 Bedroom Apartment for Sale in Deryneia, Famagusta District

Nestled in the picturesque Famagusta region, in the charming village of Deryneia, just ten minutes from the area's most beautiful sandy beaches, lies a new boutique residential complex of only six apartments. This elegant three-story development offers stylish two-bedroom residences and exclusive penthouses with spacious roof terraces - perfect for outdoor relaxation and taking in sweeping panoramic views. Ideally positioned within walking distance of schools, pharmacies, shops, cafés, and the village center, the complex also enjoys quick access to hospitals and supermarkets, just a 5-minute drive away. Its location makes it an excellent choice for comfortable family living...



Property Info

Covered Area	95
Covered Veranda	18
Floor Number	2
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **14516**
 Property type **Apartment**
 Bathrooms **2**

Amenities

- Parking

Location

Location: Deryneia Region: **Famagusta**
 Coordinates: **35.06025 / 33.955472**

Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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	Excluded	Title transfer fee	~€4 000.00	Common expenses	None
		Price per SQM	€1 947.00/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

€185 000 on Jan 16, 2026



