

## 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	<b>95</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### 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: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 053.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€185 000 on Jan 16, 2026  
 €195 000 on Apr 15, 2026



