

## 4 Bedroom House for Sale in Famagusta District

Four Bedroom Detached Villa For Sale in Dherynia Set within a desirable residential enclave, this impressive family home offers generously proportioned accommodation finished to a high standard, combining contemporary style with excellent future potential. Main entrance opens into a bright and expansive open-plan living, kitchen, and dining area, thoughtfully designed to maximise space, light, and flow. This modern layout provides an ideal setting for both relaxed family living and stylish entertaining, complemented by a conveniently positioned guest WC on the ground floor. The first floor comprises four spacious double bedrooms, all complete with fitted ...



### Property Info

### Plot / Area Info

Covered Area **145**

### Additional info

Reference Number **epcc5740**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

Region: **Famagusta**  
 Coordinates: **35.0608 / 33.9517**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 897.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€275 000 on Jan 30, 2026









