

## 2 Bedroom Apartment for Sale in Deryneia, Famagusta District

This two-bedroom apartment is located within an elegant residential building in the heart of Deryneia, offering comfort, functionality, and a  convenient lifestyle.

Situated in a quiet, family-friendly neighbourhood, the apartment enjoys easy access to everyday amenities including supermarkets, schools, shops, and cafés, as well as quick connections to Paralimni and nearby areas.

The apartment features a modern open-plan living and dining area, a well-designed kitchen, two generously sized bedrooms, and a private balcony ideal for relaxing or entertaining. Thoughtful planning ensures comfortable everyday living and efficient use of space throughout.

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking
<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11569</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Parking

### Location

**Location:** Deryneia  
Region: **Famagusta**  
Coordinates: **35.06028256 / 33.95546793**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€1 947.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€185 000 on Jan 31, 2026



