

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

This two-bedroom penthouse is set within an elegant residential building in the heart of Deryneia, offering enhanced privacy, comfort, and an elevated lifestyle.



Located in a quiet, family-friendly neighbourhood, the penthouse enjoys easy access to everyday amenities such as supermarkets, schools, shops, and cafés, along with convenient connections to Paralimni and surrounding areas.

The residence features a modern open-plan living and dining area, a well-appointed kitchen, and two generously sized bedrooms. Expansive private outdoor space provides an ideal setting for relaxation or entertaining, while the elevated position enhances light, openness, and overall living quali...

### Property Info

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

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11570</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Roof Garden

### Location

**Location:** Deryneia

Region: **Famagusta**

Coordinates: **35.06028256 / 33.95546793**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 053.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€195 000 on Jan 31, 2026





