



#15174

# For Sale – Brand New 4-Bedroom Detached House in Deryneia, Famagusta (15174)

📍 Deryneia, Famagusta

€299,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 3		 144 m <sup>2</sup>	
Type	Detached House			Title deed	Final approval
Toilets	3			Furnished	Unfurnished
Plot	155 m <sup>2</sup>			Structure	Steel
Status	Completed			Facade	Concrete
Year of construction	2025			Energy efficiency rating	 A+

## Description

For Sale – Brand New 4-Bedroom Detached House in Deryneia, Famagusta (15174)

A newly delivered four-bedroom residence located in a quiet and highly sought-after area of Deryneia, offering 146 m<sup>2</sup> of internal living space on a 155 m<sup>2</sup> plot. The ground floor features an open-plan layout with living/dining/kitchen areas and a guest WC. The first floor includes four bedrooms and two bathrooms, including an en-suite in the master bedroom.

The exterior offers a spacious covered and uncovered veranda, a small garden, and a covered parking area. The property boasts an A+ energy efficiency rating.

Additionally, the house qualifies for the new government grant scheme for border areas, offering financial assistance ranging from €20,000 to €55,000.

Conveniently located close to Deryneia center, schools, amenities, and main roads.

### Property Details

Property Area: 146 m<sup>2</sup>

Type: Detached House

Condition: Brand New



# Additional information

## Facilities

Aircondition, Provision  
Storage

Heating, Provision

Parking, Covered

## Features

Below market value  
Distressed property  
Easy access to main roads  
Investment opportunity  
Near bus route  
Spacious rooms

Bright  
Door screen  
Energy efficient doors/windows  
Modern design  
Quiet area

Corner  
Easy access to highway  
Guest WC  
Near amenities  
Rental potential

## Distances

Amenities



200 m

Sea



3 km

Schools



500 m

## Contact us



**Giorgos Tsiampas**

☎ (+357) 99982112

✉ infolextrusrealestate@gmail.com

