



Incomplete Residential Building in Deryneia area, Famagusta.



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 651,321.26

Location

Country:	Cyprus
State/Region/Province:	Ammochostos
City:	Famagusta
Posted:	Oct 31, 2025

Description:

Located in Famagusta.

Incomplete Residential Building in Deryneia area, Famagusta. Great location, only 4 km away from the sea. There is access to amenities such as restaurants, bakery, supermarket etc. Just 10 minutes away from the beautiful Protaras. This apartment building is part of a prestigious Complex in Deryneia area, Famagusta. The property presents an exciting opportunity for further development, with independent rights and a separate title deed already secured. It is important to note that there is a separate title deed for this property for inexhaustible development rights of 1.288 sq.m. covered parking area and a yard of 238 sq.m. The building, accessible via a private road, includes parking and four apartments on the ground floor, six apartments on the first floor, and plans for four more on the second floor. With its concrete structure and brickwork completed, this property is ready for the next phase of development. This development is perfect for investors seeking a prime location investment with significant growth potential. The horizontal division for the building was completed under permit No. 530, issued on 11/09/2017. Additionally, the final approval certificate for the corresponding permit, No. 822, was issued on 27/03/2018. The property falls within a dual Zone Kα6(70%), with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construction and Zone Δα1(30%), with a building coefficient of 0.5%, coverage of 0.5%, and permission for 1 floors (5m) of construction.

Built:	2009
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Common

Bedrooms:	1
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Bathrooms:	14
Finished sq. ft.:	1288 sq m
Lot Size:	3386 sq m

Room details

Total rooms:	14
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Building details

Number of Floors:	3
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Rental details

Furnished:	Yes
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Lease terms

Date Available:	
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Additional information

Website URL:	http://www.arkadia.com/WJTH-T5532/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	48652
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