

<b>Property Code:</b>	A10367	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Dekelia Pyla	<b>Internal Area:</b>	81 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2027	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking      Elevator      Roof Garden

**Description:**

## Modern Coastal Living: A Stone's Throw from the Sea

This beautifully presented 2+1 bedroom apartment, located on the 3rd floor of a contemporary, low-density block, offers the perfect blend of Cypriot coastal living and modern convenience.

Step inside to find a bright and spacious 81m<sup>2</sup> living area, designed for comfort and ease. The property features two generous double bedrooms, a modern family bathroom and one en-suite, an open-plan living and dining area that flows seamlessly onto the covered veranda—an ideal spot for al fresco dining or relaxing with a book.

**Outdoor & Complex Features:**

**Expansive Outdoor Space:** Enjoy a total of 14m<sup>2</sup> of veranda space, perfect for catching the Mediterranean sun.

**Covered Parking & Elevator:** Benefit from the ease of a dedicated covered parking space and full building elevator access.

**Tranquil Community:** The block contains only 11 units, ensuring a peaceful and private atmosphere.

**The Ultimate Location:**

The property's position on Dekelia Road is truly unbeatable for those seeking a beachside lifestyle.

**Just 275m to the Sea:** The sparkling Mediterranean is only a few minutes' walk from your doorstep. Enjoy morning swims, sunset strolls, and the constant sea breeze.

**24km to Larnaca Airport (LCA):** Excellent connectivity makes traveling to and from your holiday home or welcoming international guests incredibly easy.

This apartment represents a rare opportunity to own a low-maintenance, high-quality property in a location that truly has it all. It is an ideal lock-up-and-leave holiday home or a smart rental

investment with strong potential due to its proximity to the sea and airport.



