

<b>Property Code:</b>	A10361	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Famagusta - Derynia	<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      Storage

**Description:**

## **Exclusive & Spacious 2-Bed Apartment in a Boutique Derynia Development**

Embrace modern, comfortable living in this beautifully presented 2-bedroom apartment, nestled in a highly desirable and peaceful location in Derynia. This property stands out for its sense of community and privacy, being one of only **9 units in the entire block**.

Situated on the 2nd floor with convenient elevator access, the apartment boasts a spacious 81m<sup>2</sup> covered area, designed for effortless living and entertaining. The 16m<sup>2</sup> covered veranda is a fantastic extension of your living space, perfect for relaxing year-round. The practical features continue with a **covered parking space and an additional storage room**, addressing all your needs.

**Property Highlights:**

**Bedrooms:** 2 Spacious Doubles

**Covered Area:** 81m<sup>2</sup>

**Veranda:** 16m<sup>2</sup> (Covered)

**Parking:** Covered Dedicated Space

**Additional:** Elevator, Private Storage Room

**Block Size:** Exclusive, only 9 units

**The Location:**

Derynia offers an authentic Cypriot lifestyle with all necessary amenities close at hand. The sparkling Mediterranean coast is just a **6km drive** away, perfect for day trips to the beach. For international travel, **Larnaca International Airport is approximately 61km away**.

## 2-BED APT IN A BOUTIQUE DERYNIA DEVELOPMENT

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€ 188 000

This is a rare find for those seeking a quality home in a small, well-maintained community without the hustle of a large complex. Ideal for couples, small families, or as a sound investment.



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