

<b>Property Code:</b>	A10338	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Agios Nicolaos Drosia	<b>Internal Area:</b>	138 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2002	<b>Status:</b>	Resale

**Property features:**

Air Conditioning	Barbeque	Central Heating	Duplex
Share of Land			

**Description:**

## Spacious & Unique 3-Bedroom Duplex Apartment in Sought-After Drosia, Larnaca

Discover a rare opportunity to own a spacious and versatile two-level apartment in the highly desirable area of Drosia, Agios Nikolaos. This beautifully maintained 3-bedroom home, built in 2002, offers a fantastic blend of comfort, space, and a prime location.

Spanning a generous 138m<sup>2</sup> of covered living space, this property feels more like a townhouse. The layout is ideal for family living, with the potential for distinct living and sleeping zones. Step outside to your own private outdoor oasis, featuring a massive 63m<sup>2</sup> of veranda space (34m<sup>2</sup> covered and 29m<sup>2</sup> uncovered). This is the perfect setting for alfresco dining, relaxing in the sun, or hosting unforgettable gatherings with the dedicated BBQ area.

**Property Highlights:**

**3 Bedrooms & 2 Bathrooms:** Ample space for a family or guests.

**Unique Two-Level Layout:** Offers privacy and a townhouse feel.

**Expansive Outdoor Living:** 34m<sup>2</sup> covered + 29m<sup>2</sup> uncovered veranda.

**Perfect for Entertainment:** Features a private BBQ area on the veranda.

**Year-Round Comfort:** Fitted with central heating for cozy winters.

**Great Investment:** Includes a share of the land.

**Excellent Location:** A peaceful residential neighborhood in Drosia.

**Location Benefits:**

Enjoy the best of both worlds - a quiet residential setting just moments away from Larnaca's key amenities. The sparkling sea is only a short 2.8km drive away, while Larnaca International Airport is a convenient 9km distance, ideal for frequent travelers or picking up guests.

This is a home that offers space, potential, and a fantastic lifestyle. Don't miss your chance to view this unique property.





