

<b>Property Code:</b>	A10335	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Dekelia Pyla	<b>Internal Area:</b>	47 m <sup>2</sup>
<b>Bedrooms:</b>	1	<b>Bathrooms:</b>	1
<b>Year of construction:</b>	2027	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

#### Property features:

Covered Parking      Elevator

#### Description:

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

This beautifully presented 1-bedroom apartment, located on the 1st 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 47m<sup>2</sup> living area, designed for comfort and ease. The property features one generous bedroom, a modern family bathroom, 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, comprising a 11m<sup>2</sup> covered veranda and a 3m<sup>2</sup> uncovered sun terrace, 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.



