

<b>Property Code:</b>	A10194	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Famagusta - Derynia	<b>Internal Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2027	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking	Elevator	Roof Garden	Storage
Top Floor Apartment (Penthouse)			

**Description:**

## **Penthouse in Exclusive Derynia Development | Sea Proximity**

Discover a perfect blend of modern comfort and village tranquility in this beautifully appointed 2-bedroom apartment, located on the 3rd floor of an exclusive boutique block comprising only seven residences. Situated in the sought-after area of Derynia, this property offers a peaceful lifestyle just a short 6km drive from the crystal-clear waters of the Mediterranean Sea.

Spanning a practical 80m<sup>2</sup> of covered living space, this apartment is designed for effortless living. It features two well-proportioned bedrooms and two modern bathrooms, providing ideal accommodation for a couple, a small family, or as a lucrative investment for holiday rentals.

Step outside to enjoy the fantastic outdoor areas, including a generous 27m<sup>2</sup> covered veranda and 59m<sup>2</sup> Roof Garden, perfect for al fresco dining and relaxing in the shade.

Modern conveniences are included with a dedicated covered parking space, a private storage room for added storage solutions, and the ease of elevator access to your front door.

Embrace the opportunity to own a low-maintenance home in a quiet, community-focused setting, with the vibrant amenities of Paralimni and Famagusta nearby and the convenience of Larnaca Airport within reach (61km).

**Key Features:**

**2 Spacious Bedrooms**

**2 Modern Bathrooms**

**80m<sup>2</sup> Covered Area**

## **PENTHOUSE IN EXCLUSIVE DERYNIA DEVELOPMENT**

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€ 225 000

**Generous 27m<sup>2</sup> Covered Veranda + 59m<sup>2</sup> Roof Garden**

**Exclusive block with only 7 units**

**Convenient Elevator Access**

**Private Storage Room**

**Covered Parking Space**

**Prime Derynia location, just 6km from the sea**

**Ideal as a permanent residence or holiday home**

**Contact us today to arrange a viewing!**



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DEVELOPMENT**

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