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<b>Property Code:</b>	A10146	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Famagusta - Derynia	<b>Internal Area:</b>	87 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2026	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

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Covered Parking      Elevator      Storage

**Description:**

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## Discover Coastal Living in a Exclusive Small Complex

Nestled in the charming town of Derynia, this bright and spacious second-floor apartment presents a fantastic opportunity for a peaceful lifestyle. Part of an exclusive and modern residence with just six other neighbours, it promises privacy and a strong sense of community.

The apartment itself is beautifully appointed over 87m<sup>2</sup>, featuring two generous double bedrooms, a modern bathroom, and an open-plan living and dining area that flows effortlessly onto a massive 14m<sup>2</sup> covered veranda—your private oasis for alfresco dining and relaxing while enjoying the fresh breeze.

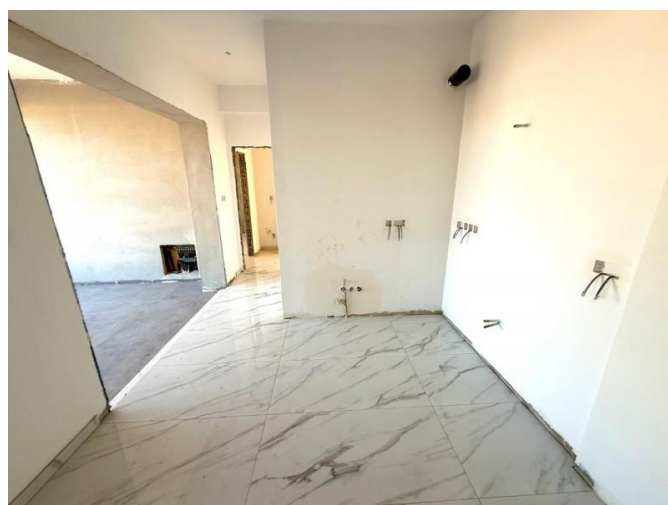
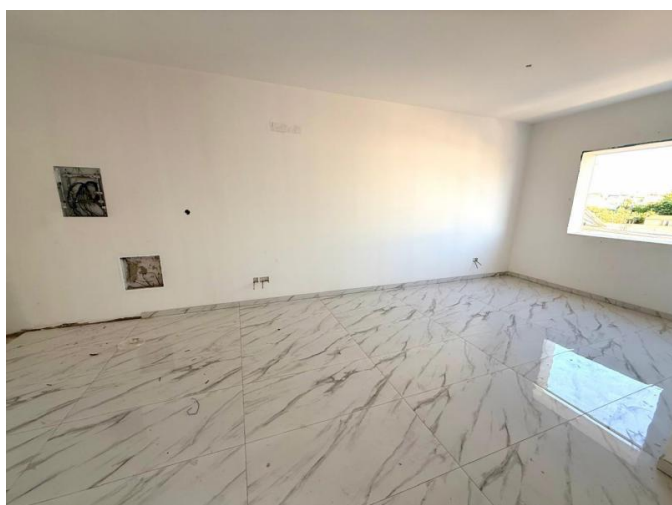
Modern conveniences are included with a covered parking space, a functional storage room, and easy access via an elevator. With the crystal-clear sea just a short 4km drive away and Larnaca Airport within a manageable 59km distance, this property perfectly balances tranquil living with excellent connectivity.

Ideal for investors, permanent residents, or as a holiday home.

**MODERN 2-BEDROOM APARTMENT IN  
DERYNIA**

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€ 180 000



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