

<b>Property Code:</b>	A10740	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Famagusta - Derynia	<b>Internal Area:</b>	78 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2028	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Elevator                      Sea View                      Storage                      Uncovered Parking

**Description:**

## 2 Bedrooms Apartment for Sale in Derynia

An exceptional residential project offering brilliant sea-view apartments in a peaceful and highly desirable location in Deryneia. Designed for modern living and relaxed Mediterranean lifestyle, this collection of apartments boasts stunning views over Famagusta Bay, combined with convenient access to nearby amenities, coastal attractions and everyday services.

Each residence has been thoughtfully planned to maximize sea views, daylight and indoor-outdoor flow, offering comfortable and contemporary living spaces suited for full-time residents, seasonal occupants or investment buyers.

The project benefits from its quiet and tranquil setting in Deryneia, a growing residential area known for its elevated position and proximity to the coast. Residents will enjoy panoramic views across the Mediterranean Sea and Famagusta Bay, a calm atmosphere, ideal for relaxed living, easy access to local services, shops and cafés.

Deryneia itself lies only about 8 km from the historic city of Famagusta, providing access to beaches, promenades and urban amenities, while still retaining a peaceful community feel.

Famagusta coastline / bay: approx. 7-9 km — a short drive or quick taxi ride (under 10 min) brings you to the sandy beaches and marine attractions of eastern Cyprus. Famagusta city centre: approx. 8 km — walking or short drive to shops, restaurants and cultural points of interest. Ayia Napa & Protaras resorts: approx. 12-15 km — popular seaside destinations with world-class beaches, nightlife and entertainment.

Modern architectural design with clean lines and contemporary finishes  
Spacious balconies and terraces capturing sea views  
Bright open-plan living areas  
High-quality fixtures and fittings throughout  
Designed to appeal to both owner-occupiers and investors

Combines exceptional location, elegant design, and everyday convenience, making it a standout choice for coastal living in eastern Cyprus — whether as a permanent home, a holiday escape, or a

rental opportunity.



