

|                              |                     |                       |                    |
|------------------------------|---------------------|-----------------------|--------------------|
| <b>Property Code:</b>        | A11412              | <b>Type:</b>          | Sale - House/Villa |
| <b>Location:</b>             | Famagusta - Derynia | <b>Internal Area:</b> | 175 m <sup>2</sup> |
| <b>Bedrooms:</b>             | 3                   | <b>Bathrooms:</b>     | 1                  |
| <b>Year of construction:</b> | 1983                | <b>Status:</b>        | Resale             |

**Property features:**

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|          |                            |        |            |
|----------|----------------------------|--------|------------|
| Detached | Final Planning Certificate | Garden | Land Title |
| Pergola  |                            |        |            |

**Description:**

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## Spacious 3-Bedroom House for Sale in Derynia

Located in a quiet and convenient area of Derynia, this well-sized 3-bedroom home offers comfortable living just minutes from all essential amenities.

The property features a generous 175 sqm of covered living space, designed to provide both functionality and comfort. It includes three bright bedrooms, a family bathroom, and inviting living areas ideal for everyday living.

Outdoor spaces are a standout feature of this home. Enjoy a 12 sqm covered veranda—perfect for relaxing in the shade—as well as a 25 sqm uncovered veranda ideal for outdoor dining and entertaining. The property sits on a large 355 sqm plot, offering a private garden space suitable for families, gardening enthusiasts, or simply enjoying the outdoors.

**Key Features:**

- 3 bedrooms
- 1 bathroom
- 175 sqm covered area
- 12 sqm covered veranda
- 25 sqm uncovered veranda
- 355 sqm plot
- Private garden
- Close to amenities

This property is an excellent choice for families or buyers looking for a comfortable home in a peaceful yet accessible location.



