

<b>Код Объекта:</b>	A10324	<b>Тип:</b>	Продажа - House/Villa
<b>Местоположение:</b>	Фамагуста - Derynia	<b>Площадь:</b>	163 м <sup>2</sup>
<b>Участок:</b>	3267 м <sup>2</sup>	<b>Спальни:</b>	4
<b>Ванные:</b>	3	<b>Год постройки:</b>	1994
<b>Статус:</b>	Вторичный Рынок		

**Особенности недвижимости:**

Attic	Barbeque	Central Heating	Covered Parking
Detached	Fireplace	Furnished	Сад
Land Title	Pergola	Shutters	Storage

**Описание:****4 Bed Bungalow on a huge plot in Derynia with Land Title.**

A property with extremely great potential!!!

An extremely spacious bungalow on a massive residential plot, with high building density!!!

This 4-bedroom bungalow in Derynia, is located on 3267 square meters of residential land, with mature gardens, covered and uncovered parking, multiple rooms, bathrooms and storage areas and many more.

The property is built in such a way that the open plan area, consisting of the living room, kitchen and dining areas, together with a guest bedroom, guest wc and storage room, are on the first level, whilst the remaining three bedrooms, laundry room and bathroom, are on an elevated level.

On the outdoors, one finds a large veranda, balconies, wooden pergolas, as well as a separate gated area, which can serve as extra covered parking, or multi purpose area, such as outdoor storage or outdoor working.

The location of the property can only be described as ideal, since it is in a residential neighbourhood, and yet within walking distance to all kinds of amenities and services, and with extremely easy access to the main roads, as well as to surrounding areas of Derynia, Paralimni and the Kapparis coastal area.

A property with a great potential, for either personal or investment purposes!!!.....

**Information:**

TITLE DEEDS ON LAND

INDOOR AREAS: 163 SQ.M.

COVERED VERANDAS: 12 SQ.M.

UNCOVERED VERANDAS: 27 SQ.M.

TOTAL BUILT AREA: 202 SQ.M.

YEAR BUILT: 1994

LAND SIZE: 3267 SQ.M.  
PLANNING ZONE: Kα5  
AFFECTED AREAS: 100%  
LAND BUILDING DENSITY: 100%  
LAND COVERAGE FACTOR: 50%  
FLOORS: 3  
HEIGHT: 13.5 M  
YEAR BUILT: 2007  
BEDROOMS: 4  
BATHROOMS: 3  
EXTREMELY SPACIOUS PROPERTY  
FULLY FURNISHED  
ELECTRICAL APPLIANCES  
CENTRAL HEATING  
FIREPLACE  
CEILING FANS  
OPEN PLAN  
EXTREMELY SPACIOUS LIVING ROOM, KITCHEN AND DINING AREA  
BUILT IN KITCHEN  
BUILD IN CEILING TO FLOOR WARDROBES  
GUESTS BEDROOM  
GUEST WC  
MASTER BEDROOM WITH EN-SUITE BATHROOM  
FAMILY BATHROOM  
STORAGE ROOM  
LAUNDRY ROOM  
ATTIC  
GARAGE  
MATURE GARDENS  
BUILT BARBECUE AREA  
WOODEN PERGOLAS  
SHUTTERS  
VERANDA AND BEDROOM BALCONIES  
SOLAR WATER HEATING SYSTEM  
ELECTRIC WATER HEATING SYSTEM  
INTERNET CONNECTION  
METAL STAIRCASE FOR ROOF ACCESS  
QUIET LOCATION  
WALKING DISTANCE TO AMENITIES  
WALKING DISTANCE TO BUS STOPS  
EASY ACCESS TO THE MAIN ROADS  
2 MINUTE WALK TO AMENITIES AND SERVICES  
2 MINUTE DRIVE TO PARALIMNI  
7 MINUTE DRIVE TO THE SEA  
HIGH DENSITY RESIDENTIAL LAND WITH HIGH PROSPECTS FOR DEVELOPMENT



