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|------------------------|------------------------|-----------------|------------------------|
| <b>Код Объекта:</b>    | A10322                 | <b>Тип:</b>     | Продажа - Apartment    |
| <b>Местоположение:</b> | Ларнака - Dekelia Pyla | <b>Площадь:</b> | 81 м <sup>2</sup>      |
| <b>Спальни:</b>        | 2                      | <b>Ванные:</b>  | 2                      |
| <b>Год постройки:</b>  | 2027                   | <b>Статус:</b>  | В стадии строительства |
| <b>НДС:</b>            | + VAT                  |                 |                        |

**Особенности недвижимости:**

Covered Parking Elevator

**Описание:**

## Modern Coastal Living: A Stone's Throw from the Sea

This beautifully presented 2-bedroom apartment, located on the 1st floor of a contemporary, low-density block, offers the perfect blend of Cypriot coastal living and modern convenience.

Step inside to find a bright and spacious 81m<sup>2</sup> living area, designed for comfort and ease. The property features two generous double bedrooms, a modern family bathroom and one en-suite, an open-plan living and dining area that flows seamlessly onto the covered veranda—an ideal spot for al fresco dining or relaxing with a book.

**Outdoor & Complex Features:**

**Expansive Outdoor Space:** Enjoy a total of 21m<sup>2</sup> of veranda space, comprising a 14m<sup>2</sup> covered veranda and a 7m<sup>2</sup> uncovered sun terrace, perfect for catching the Mediterranean sun.

**Covered Parking & Elevator:** Benefit from the ease of a dedicated covered parking space and full building elevator access.

**Tranquil Community:** The block contains only 11 units, ensuring a peaceful and private atmosphere.

**The Ultimate Location:**

The property's position on Dekelia Road is truly unbeatable for those seeking a beachside lifestyle.

**Just 275m to the Sea:** The sparkling Mediterranean is only a few minutes' walk from your doorstep. Enjoy morning swims, sunset strolls, and the constant sea breeze.

**24km to Larnaca Airport (LCA):** Excellent connectivity makes traveling to and from your holiday home or welcoming international guests incredibly easy.

This apartment represents a rare opportunity to own a low-maintenance, high-quality property in a location that truly has it all. It is an ideal lock-up-and-leave holiday home or a smart rental investment with strong potential due to its proximity to the sea and airport.



