

<b>Код Объекта:</b>	A10130	<b>Тип:</b>	Продажа - Apartment
<b>Местоположение:</b>	Фамагуста - Derynia	<b>Площадь:</b>	110 м <sup>2</sup>
<b>Спальни:</b>	3	<b>Ванные:</b>	2
<b>Год постройки:</b>	2027	<b>Статус:</b>	С планов
<b>НДС:</b>	+ VAT		

**Особенности недвижимости:**

Covered Parking Elevator Storage

**Описание:**

## Spacious 1st Floor 3-Bed Apartment in Tranquil Derynia

Discover the perfect blend of modern comfort and peaceful living in this beautifully appointed 1st-floor apartment, part of a small, exclusive development in the sought-after area of Derynia.

This property is ideal for those seeking single-level living with the incredible bonus of extensive outdoor space. Step inside to find a bright and airy 110m<sup>2</sup> living area, perfectly complemented by a 20m<sup>2</sup> covered veranda—an ideal spot for alfresco dining and year-round relaxation.

The practical layout includes three generous bedrooms and two modern bathrooms, ensuring ample space for families, couples, or anyone who loves to host guests. The apartment is further enhanced by valuable extras including a covered parking space, a private storage room, and the convenience of an elevator serving the block.

Nestled in a quiet location, you are just a 4km (approx. 5-minute) drive from the golden sands and vibrant amenities of Kapparis beach. The convenience continues with Larnaca Airport being just a 59km drive away, making international travel a breeze.

**Key Features:**

**Prime Location:** Quiet area of Derynia, close to local amenities.

**Excellent Proximity:** Only 4km to the beaches of Kapparis & 59km to Larnaca Airport (LCA).

**Spacious Interior:** 110m<sup>2</sup> of modern living space on one level.

**Outdoor Living:** 20m<sup>2</sup> covered veranda

**Modern Convenience:** Two well-appointed bathrooms.

**Secure Parking:** Covered parking space included.

**Added Storage:** Private storage room.

**Accessibility:** Served by an elevator.

**Exclusive Development:** One of only 7 units in a small, quiet block.

**Ideal for permanent living, a holiday home, or a sound investment opportunity.**



