

Код Объекта:	A10621	Тип:	Продажа - Apartment
Местоположение:	Фамагуста - Derynia	Площадь:	101 м <sup>2</sup>
Спальни:	3	Ванные:	2
Год постройки:	2028	Статус:	С планов
НДС:	+ VAT		

**Особенности недвижимости:**

Covered Parking Elevator Storage

**Описание:**

### 3 Bedrooms Apartment in Derynia for sale

Discover modern, low-density living in this bright and practical 2nd-floor apartment, perfectly positioned in the sought-after area of Derynia. Part of an exclusive block of just 6 units, this property offers a rare blend of space, comfort, and convenience.

**KEY FEATURES:**

**Spacious Layout:** A comfortable 101m<sup>2</sup> of covered living space, thoughtfully designed for easy living.

**Outdoor Oasis:** A generous 23m<sup>2</sup> **covered veranda** - a true extension of your living area, perfect for dining, relaxing, and enjoying the Cypriot climate year-round.

**Prime Location:** Just **approximately 5km from the sea**, enjoy easy strolls to the beach and seafront amenities. Located **60km from Larnaca International Airport**, ideal for travel or welcoming guests..

**Excellent Building Amenities:** Benefit from a **resident elevator**, a **private covered parking space**, and an additional **storage room** for extra convenience.

**Exclusive Community:** Enjoy peace and privacy in a well-maintained block with **only 6 units** in total.

**PROPERTY DETAILS:**

**Bedrooms:** 3

**Bathrooms:** 2

**Covered Area:** 101 m<sup>2</sup>

**Covered Veranda:** 23 m<sup>2</sup>

**Floor:** 2nd (with elevator access)

**Parking:** 1 Covered Space

**Extras:** Storage Room

**IDEAL FOR:**

First-time buyers seeking a modern, low-maintenance home.

Investors looking for a desirable rental property with strong holiday and long-term rental potential.

Anyone wanting a lock-up-and-leave residence close to the sea and airport.

Embrace a lifestyle of ease and accessibility. This apartment offers everything you need for permanent living or a perfect holiday home.

**Contact us today to arrange a viewing!**



