

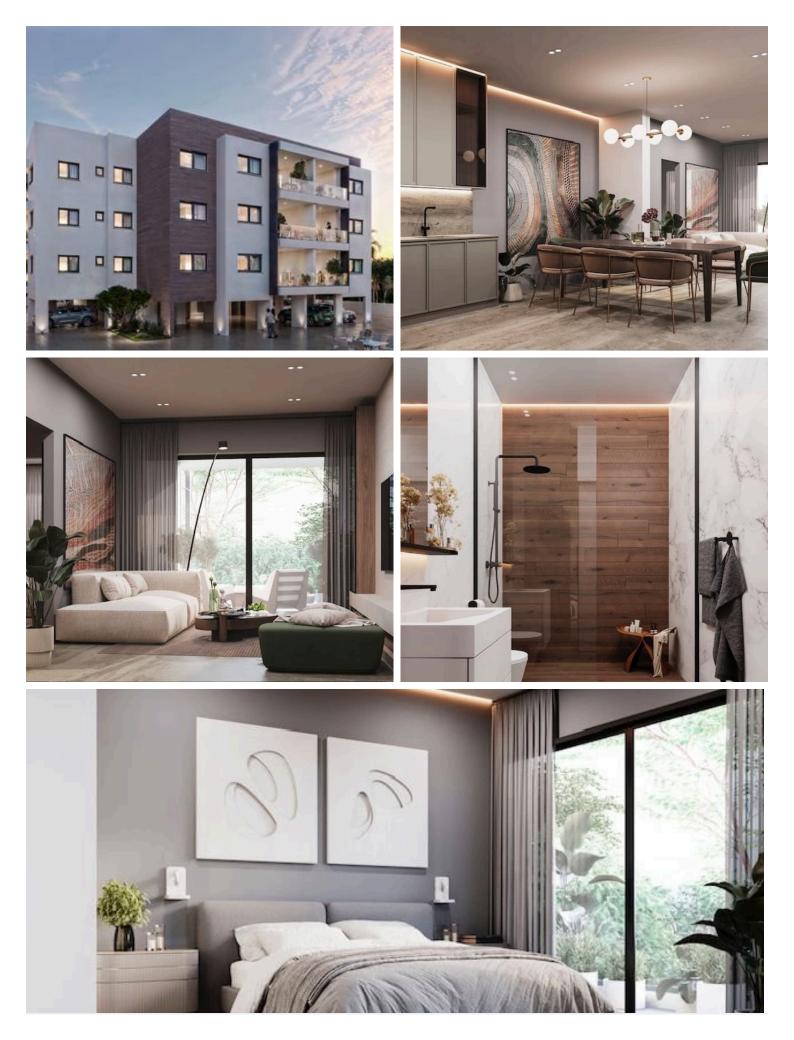
### #10594

# Stylish & Sustainable 2-Bedroom Apartment in Deryneia (10594)

Deryneia, Famagusta

€189,000 +vat









### Overview

### **Specifications**

Bedrooms	Bathrooms	Covered	
Type Toilets Status Year of construction	Apartment 1 Under construction 2025	Furnished Structure Facade Energy efficiency rating	Unfurnished Concrete Concrete

### Description

Stylish & Sustainable 2-Bedroom Apartment in Deryneia (10594)

Presenting an exceptional opportunity to secure your future home in a contemporary apartment, currently under construction and slated for completion in 2026. This thoughtfully designed unit offers 91 square meters of internal living space, complemented by a 15-square-meter veranda. It features two generously sized bedrooms and one elegant bathroom and one WC, ensuring a seamless blend of comfort and practicality. Located on the third floor of a three-story building, this apartment benefits from an abundance of natural light and an inviting ambiance. Additionally, it includes covered parking and a private storage room for added convenience.

Situated in the charming community of Deryneia, the area offers a perfect balance of serene surroundings and access to essential amenities. Residents will enjoy the tranquility of the neighborhood while being just a short drive from local shops, restaurants, and parks. The community is renowned for its warm atmosphere and offers a high standard of living.

Designed with energy efficiency at the forefront, this apartment boasts an impressive Energy Efficiency rating of A, ensuring both environmental sustainability and long-term cost savings. It features the installation of photovoltaic systems in all apartments, provisions for air conditioning and electric heating panels, as well as fast charging for electric vehicles. Additionally, the apartment is equipped with a water pressure system, a solar water heater, and high-quality flooring (ceramic or marble).

The kitchen is a built-in, Italian-style design, complete with granite or engineered stone countertops. Other standout features include double-glazed windows, thermal insulation aluminum systems, a video intercom system, and security barriers in the parking area. Motion sensors for automatic lighting are strategically placed at the building





### **Floor plans**







## Additional information

### Facilities

Aircondition, Provision	Elevator	Heating, Provision
Parking, Covered	Solar photovoltaic panels	Solar water heater
Storage		

#### Features

Balcony	CCTV	CCTV (provision)
Easy access to main roads	Entrance gate	Granite countertops
Investment opportunity	Near amenities	Near bus route
Open plan		

#### **Contact us**

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