



#10594

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

📍 Deryneia, Famagusta




€189,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 1		 91 m <sup>2</sup>	
Type	Apartment				
Toilets	1				
Status	Under construction				
Year of construction	2025				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## 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



2ος ΟΡΟΦΟΣ



3ος ΟΡΟΦΟΣ





# 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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