



## listing



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 179,989.78

### Ubicación

País:	Chipre
Estado/Región/Provincia:	Ammochostos
Ciudad:	Famagusta
Publicado:	31/01/2024

### Descripción:

2 bedroom, 2 bathroom, 1st floor NEW BUILD apartment in fantastic location on the border of Paralimni and Deryneia - IKD101DP

These new build apartments have been designed to accommodate family life with a perfect location. Located on the first floor accessible by lift or stairs, the entrance leads into the open plan living, kitchen and dining area. The 23m2 covered veranda, accessible from the living area is a great extension of the property.

Both bedrooms include floor to ceiling fitted wardrobes, the master bedroom benefits from an ensuite bathroom. There is also family bathroom with either walk in shower or bathtub, WC and sink.

The apartment includes allocated covered parking, a 10.12m2 storeroom and 23m2 covered veranda.

This superb complex is situated within walking distance of major supermarkets, banks, pharmacy and on the main bus route to the town, coastal resort and villages.

Price excludes VAT.

Contact us for a site viewing.

DERYNEIA



Deryneia is the second largest town in Famagusta, now linked with the main town of Paralimni. Although very close to Paralimni it has a very different identity and unique charm. Typically residents work in agriculture, crafts and farming or in the hospitality industry. Deryneia is probably most famous for Strawberries, and produces over 60% of the total production on the Island. The strawberry festival, held every 2 years, is probably the most well known and brings thousands of visitors from the surrounding areas to sample the local delights and join in with the traditional dancing.

The Cultural Centre is a must see for tourists and locals alike as it tells the story of the history of the area and overlooks the Ghost town of Famagusta in Northern Cyprus. Deryneia is also a gateway to the occupied areas in the North and just a 10 minute drive to Famagusta town.

## ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the 'Jewel of the Eastern Mediterranean' for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.

Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat, a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

## ISLAND HOMES ESTATE AGENTS

Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful 'red soil villages' including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.



Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work together to find your dream home!

**what3words** /// daredevil.toner.outs

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

## Común

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	85 m2

## Building details

Parking:	Sí
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## Lease terms

Date Available:

## Información adicional

URL sitio web:	<a href="http://www.arkadia.com/BOJJ-T1694/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BOJJ-T1694/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	5555
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