

## 1 Bedroom Apartment for Sale in Oroklini, Larnaca District

Contemporary, One-Bedroom Apartment with common pool for Sale in Oroklini area, Larnaca. Close to all amenities such as school, supermarket, bank, pharmacy, restaurant, are all within close proximity. A 5-minute drive to the famous Oroklini and Dekeleia beaches. A short drive to Larnaca Town. Easy access to the motorway of Larnaca - Ayia Napa. X

Apartment for sale in Oroklini, Larnaca. The property consists of an open plan living/dining area, kitchen, one bedroom and a main bathroom with wc. It has also covered balcony of 10 sq m. The apartment has the right to use a private covered parking space on the ground floor. The project includes 1, 2 & 3-bedroom apartment and penthouse...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>50</b>             | Pool             | <b>Yes</b>          | Reference Number | <b>45537</b>     |
| Furnishing       | <b>Furnished</b>      | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b> |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>1</b>         |

| Amilities | Location  | Region         |
|-----------|---|----------------|
| • Balcony | <b>Location:</b> Oroklini<br>Coordinates: <b>34.975619018956 / 33.66267132439</b> | <b>Larnaca</b> |

## Price: €142 500 + VAT

VAT for this property is **€7,125** or **€27,075**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None</b><br><b>€2 850.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |  |
|----------------------------|--------------|------------|--|
| Registration number        | <b>1104</b>  | Email      | <a href="mailto:info@kalogirourealestate.com">info@kalogirourealestate.com</a> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>   |
| Phone: <b>+35724003723</b> |              |            |  |

## Price change history

€130 000 on Aug 21, 2024

€132 500 on Nov 6, 2024

€142 500 on Dec 6, 2025



