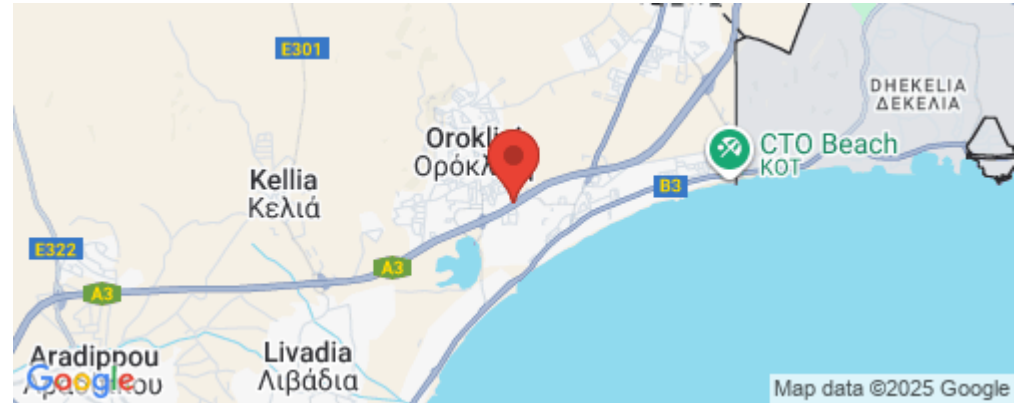


## 2 Bedroom Apartment for Sale in Oroklini, Larnaca District

2-Bedroom Apartment – Oroklini, Larnaca



Located in one of Larnaca’s most desirable up-and-coming areas, this 2-bedroom apartment offers a perfect blend of functionality, comfort, and seaside living. Just a short walk from the beach and the Oroklini tourist area, it’s surrounded by top restaurants, cafés, and hotels—making it ideal for both permanent residence and holiday rentals.

The apartment features spacious interiors, a generous veranda for outdoor enjoyment, and access to a private residents-only swimming pool. Its location and design ensure strong rental appeal and long-term value.

Key Features:

- 2 bedrooms | 1 or 2 bathrooms
- Bright a...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	107				
Covered Veranda	20				
Floor Number	2	Pool	Common, Yes	Reference Number	231436
Total Number of Floors	3	Parking	Covered, Yes	Property type	Apartment
Energy Efficiency	A			Construction Year	2027
Air Conditioning	All rooms, Yes			Bathrooms	2

### Amenities

- Parking

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.9755375 / 33.6627344**

## Price: €180 000 + VAT

VAT for this property is **€9,000** or **€34,200**. 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	<b>~€3 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 682.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€200 000 on Sep 9, 2024  
 €185 000 on Nov 2, 2024  
 €180 000 on Feb 6, 2025















