

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

2-Bedroom Apartment - Oroklini, Larnaca X

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	<b>108</b>			
Covered Veranda	<b>18</b>			Reference Number <b>231440</b>
Floor Number	<b>3</b>	Pool	<b>Common, Yes</b>	Property type <b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Construction Year <b>2027</b>
Energy Efficiency	<b>A</b>			Bathrooms <b>2</b>
Air Conditioning	<b>All rooms, Yes</b>			

Amenities	Location	Region: Larnaca
• Parking	<b>Location:</b> Oroklini Coordinates: <b>34.9755375 / 33.6627344</b>	

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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 Price per SQM	<b>~€6 200.00</b> <b>€2 222.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€260 000 on Sep 10, 2024

€240 000 on Nov 2, 2024









