

4 Bedroom Apartment for Sale in Oroklini, Larnaca District

For sale a 4 bedroom apartment, ideal for investment, in Oroklini, Larnaca. Built in 2024, the complex consists of only 4 apartments and is located in the center of the village, in close proximity to the school and supermarkets. The property includes a 3 bedroom apartment on the ground floor, where one of the bedrooms can be completely isolated for separate use, as well as a 1 bedroom apartment with a bathroom on the ground floor. Both rooms can function independently of each other, connected by a spacious terrace and a staircase. The complex has a covered parking and an elevator. Additionally, a 6 kW photovoltaic system is available for a fee. This facility offers a unique opportunity fo...

Property Info		Plot / Area Info		Additional info		
Covered Area	264	Parking	Covered, Yes	Reference Number	123025	
Furnishing	Unfurnished			Property type	Apartment	
Energy Efficiency	A			Condition	Brand New	
Air Conditioning	All rooms, Yes			Bathrooms	4	
Amenities		Location				
		Location: Oroklini    Region: Larnaca				

## Price: €320 000 + VAT

VAT for this property is **€35,345** or **€60,800**. 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.

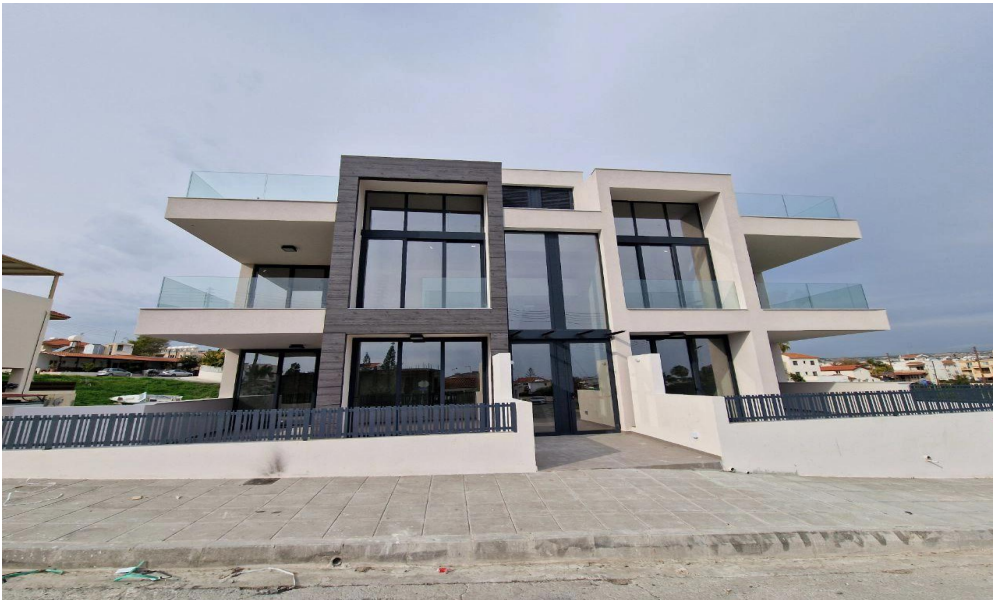
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 212.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

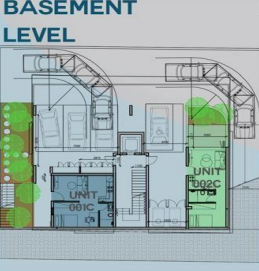
Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€320 000 on Jan 14, 2025



BASEMENT  
LEVEL






Apartment 002

Covered Areas  
158.90 m<sup>2</sup>

Gardens  
28.50 m<sup>2</sup>


"002"

	Covered m <sup>2</sup>	Verandas m <sup>2</sup>	Gardens m <sup>2</sup>	Staircase share m <sup>2</sup>
Apartment	002A	85.00	13.10	13.10
Stalls	002B	21.00	2.10	9.80
Stalls	002C	52.90	8.90	6.50



UNIT 002C

GROUND  
LEVEL





Apartment 001

Covered Areas  
159.50 m<sup>2</sup>

Gardens  
79.95 m<sup>2</sup>

"001"

	Covered m <sup>2</sup>	Verandas m <sup>2</sup>	Gardens m <sup>2</sup>	Staircase share m <sup>2</sup>
Apartment	001A	81.00	13.10	20.25
Stalls	001B	11.00	2.10	9.80
Stalls	001C	29.65	12.15	40.90



UNIT 001A

The ground level consists of units 001 and 002, two separate yet similar residential units. These exquisite three-bedroom en suite residences offer a unique feature - the third bedroom is designed to operate independently, complete with its own access and facilities. This allows for versatile usage options, whether as a master bedroom, a guest room, or as a separate unit available for rent. Each unit includes an independent ground floor entrance directly from the street, located within their own private garden.