

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

Contemporary, Top Floor, Two-Bedroom Flat 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.

Top Floor Apartment for sale in Oroklini, Larnaca. The property consists of an open plan living/dining area, kitchen, two bedrooms the master en-suite and a main bathroom with shower and wc. It has also covered balcony of 17.5 sq m and a beautiful roof garden of 114 sq m. The apartment has the right to use a private covered parking space on the ground...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>80</b>	Pool	<b>Yes</b>	Reference Number	<b>45828</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
			Condition		
Amenities		Location			
• Balcony		<b>Location:</b> Oroklini			Region: <b>Larnaca</b>
Coordinates: <b>34.975619018956 / 33.66267132439</b>					

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>None</b> <b>€3 250.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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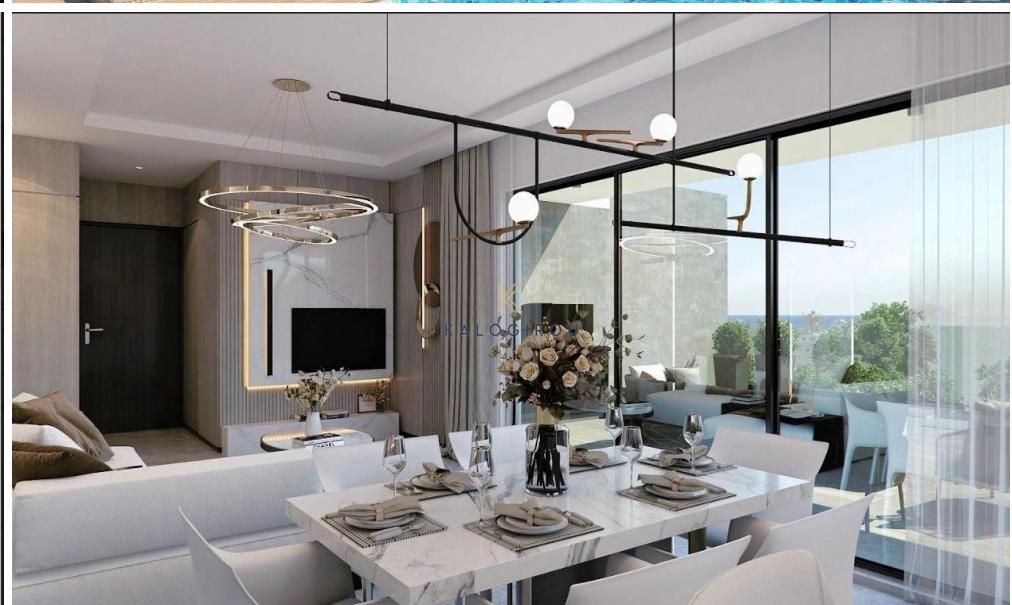
## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

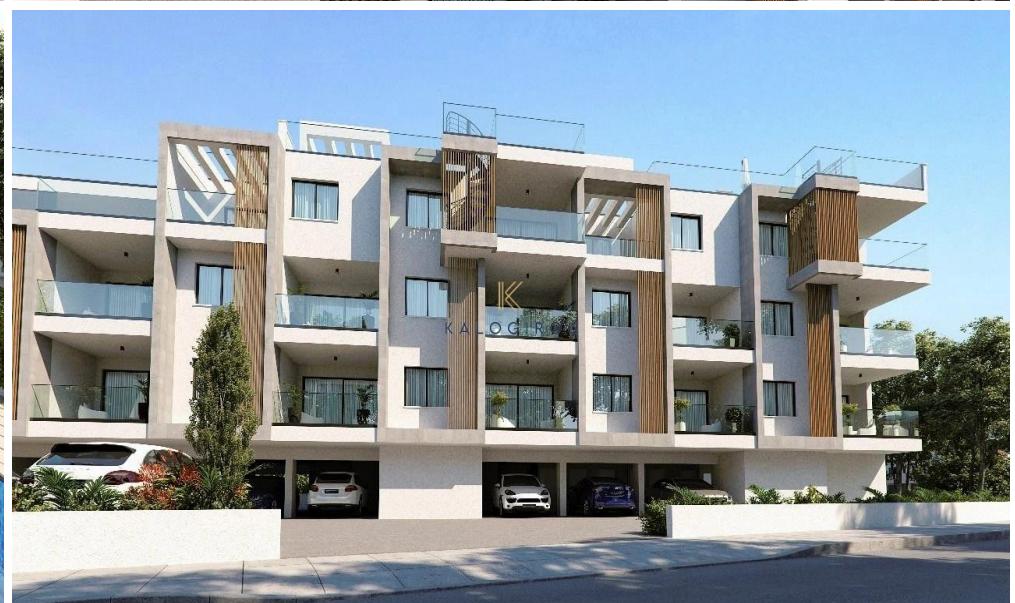
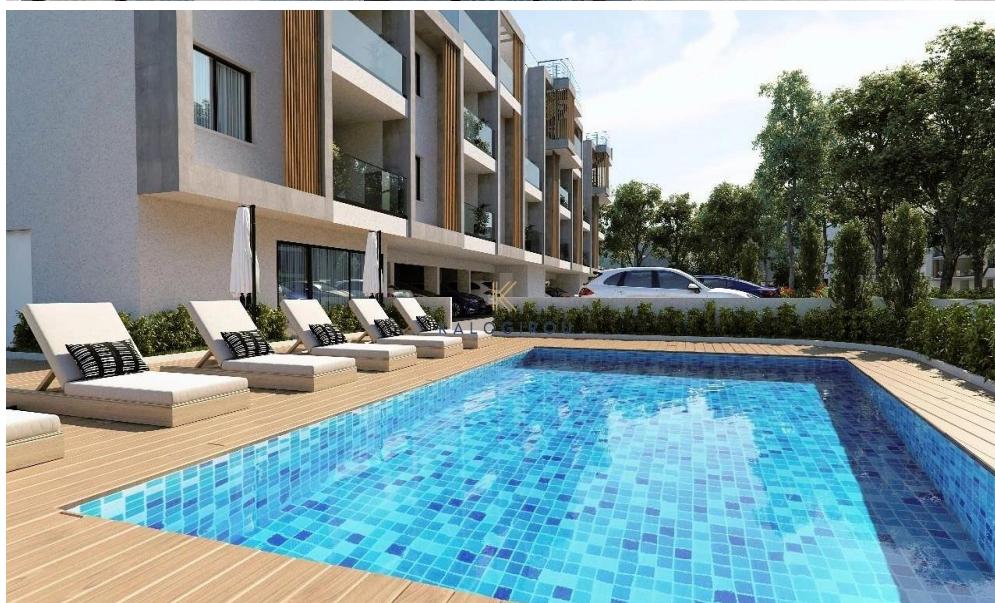
## Price change history

€240 000 on Jan 15, 2025

€260 000 on Dec 6, 2025









Συντελεστής Διάμορφης = 418.87  
ΟΡΟΦΟΥ = Ε.ΤΕΜΑΧΙΟΥ = 1530 = 27.37%  
ΕΠΙΤΡΕΠΟΜΕΝΟ ΕΜΒΑΩΝ ΒΕΡΑΝΤΩΝ  
418.87x20% = 83.75m  
17.5x12.15+11.81x10+22.14x22=96.51m

