

## 360m<sup>2</sup> Building for Sale in Oroklini, Larnaca District

This versatile mixed-use property presents an exciting renovation and value-add opportunity in a highly sought-after location! Situated on Oroklini's bustling main road, just after Zorbas Bakery, this building offers high visibility, easy accessibility, and huge potential for investors, business owners, or for those looking to live in a home while generating rental income.

### Property Features:

- ✓ Two Ground Floor Commercial Shops (Approx. 40 sqm each) - Ideal for retail, offices, or showrooms
- ✓ Spacious 2-Bedroom Ground Floor Apartment (Approx. 90 sqm) - Can be upgraded for long-term rental or personal use
- ✓ Expansive 3-Bedroom First Floor...



### Property Info

Covered Area	<b>360</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>728</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>737180</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Balcony
- Garden
- Parking
- Storage room

### Location

**Location:** Oroklini      Region: **Larnaca**  
**Coordinates:** **34.97932 / 33.65714**

## Price: €690 000 + VAT

VAT for this property is **€90,850** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 917.00/m²</b>		

## Price change history

€680 000 on Feb 13, 2025

€650 000 on Feb 19, 2025

€690 000 on Mar 25, 2025

