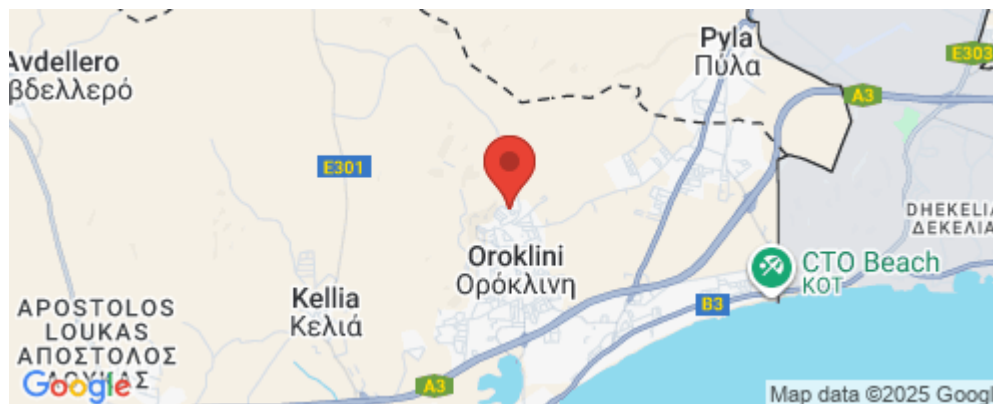


This architectural masterpiece features breathtaking contemporary design, stunning sea views, and luxury amenities, including a gym, pool, and BBQ area. Elevate your lifestyle with the perfect blend of elegance and tranquility.



### Plot / Area Info

### Additional info

|                        |                         |
|------------------------|-------------------------|
| Covered Area           | 114                     |
| Covered Veranda        | 30                      |
| Total Number of Floors | 3                       |
| Energy Efficiency      | A                       |
| Heating                | Autonomous Heating, Yes |

|         |                     |                  |                           |
|---------|---------------------|------------------|---------------------------|
|         |                     | Reference Number | <b>4001</b>               |
| Pool    | <b>Common, Yes</b>  | Property type    | <b>Apartment</b>          |
| Parking | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
|         |                     | Bathrooms        | <b>2</b>                  |

## Amenities

## Location

- Parking

**Location:** Oroklini

Region: **Larnaca**Coordinates: **34.991331799605 / 33.654996150884**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>€1 974.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€225 000 on Apr 18, 2025







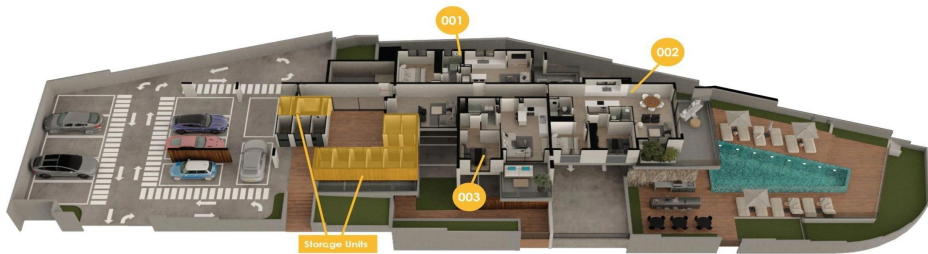








GROUND FLOOR



**Apartment 001**  
51.5m<sup>2</sup> covered living area  
12.4m<sup>2</sup> veranda area  
3.2m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking

**Apartment 002**  
83.3m<sup>2</sup> covered living area  
30.7m<sup>2</sup> veranda area  
3m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 003**  
50m<sup>2</sup> covered living area  
16.3m<sup>2</sup> veranda area  
3m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking