

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

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.



### Property Info

Covered Area	<b>52</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>4011</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Oroklini

Coordinates: **34.991331799605 / 33.654996150884**

Region: **Larnaca**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>€3 365.00/m<sup>2</sup></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>
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## Price change history

€175 000 on Apr 18, 2025









## FLOOR PLANS

### BASEMENT



**Gym**  
50.6m<sup>2</sup> covered area

**Fitness Changing & Shower Facilities**  
22m<sup>2</sup> covered area

**Storage Units**

### FIRST FLOOR



**Apartment 101**  
50m<sup>2</sup> covered living area  
12.4m<sup>2</sup> veranda area  
2.5m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking

**Apartment 102**  
83.3m<sup>2</sup> covered living area  
19.5m<sup>2</sup> veranda area  
5m<sup>2</sup> storage room  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 103**  
57.5m<sup>2</sup> covered living area  
13.5m<sup>2</sup> veranda area  
3m<sup>2</sup> storage room  
1 bedroom  
1 bathroom  
1 parking

**Apartment 104**  
100.5m<sup>2</sup> covered living area  
26m<sup>2</sup> veranda area  
3m<sup>2</sup> storage room  
3 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

**Apartment 105**  
79m<sup>2</sup> covered living area  
37m<sup>2</sup> veranda area  
2.1m<sup>2</sup> storage room  
2 bedroom  
2 bathrooms (1 en-suite)  
1 parking