

2 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	103
Covered Veranda	24
Floor Number	2
Total Number of Floors	3
Energy Efficiency	A
Heating	Autonomous Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	4019
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Oroklini  
Coordinates: 34.991331799605 / 33.654996150884

Region: Larnaca

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 379.00/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>
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## Price change history

€245 000 on Apr 18, 2025















## SECOND FLOOR



**Apartment 201**  
 50m<sup>2</sup> covered living area  
 12.4m<sup>2</sup> veranda area  
 41m<sup>2</sup> roof garden  
 3.5m<sup>2</sup> storage room  
 1 bedroom  
 1 bathroom  
 1 parking

**Apartment 202**  
 63.3m<sup>2</sup> covered living area  
 30.2m<sup>2</sup> veranda area  
 45m<sup>2</sup> roof garden  
 3m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 203**  
 79.2m<sup>2</sup> covered living area  
 23.5m<sup>2</sup> veranda area  
 53.2m<sup>2</sup> roof garden  
 3.1m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 204**  
 79m<sup>2</sup> covered living area  
 24.5m<sup>2</sup> veranda area  
 2.5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 205**  
 79m<sup>2</sup> covered living area  
 22.5m<sup>2</sup> veranda area  
 3.2m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking