

## 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           | <b>104</b>                     |
| Covered Veranda        | <b>25</b>                      |
| Floor Number           | <b>2</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>4019</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Oroklini

Coordinates: **34.991331799605 / 33.654996150884**

Region: **Larnaca**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>€2 452.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€245 000 on Apr 18, 2025

€255 000 on Oct 2, 2025









**SECOND FLOOR**

|  |   |   |  |  |
|--|---|---|--|--|
| <p><b>Apartment 201</b><br/>                     50m<sup>2</sup> covered living area<br/>                     12.4m<sup>2</sup> veranda area<br/>                     41m<sup>2</sup> roof garden<br/>                     3.5m<sup>2</sup> storage room<br/>                     1 bedroom<br/>                     1 bathroom<br/>                     1 parking</p> | <p><b>Apartment 202</b><br/>                     83.3m<sup>2</sup> covered living area<br/>                     30.2m<sup>2</sup> veranda area<br/>                     45m<sup>2</sup> roof garden<br/>                     3m<sup>2</sup> storage room<br/>                     2 bedrooms<br/>                     2 bathrooms (1 en-suite)<br/>                     1 parking</p> | <p><b>Apartment 203</b><br/>                     79.2m<sup>2</sup> covered living area<br/>                     23.5m<sup>2</sup> veranda area<br/>                     53.2m<sup>2</sup> roof garden<br/>                     3.1m<sup>2</sup> storage room<br/>                     2 bedrooms<br/>                     2 bathrooms (1 en-suite)<br/>                     1 parking</p> | <p><b>Apartment 204</b><br/>                     79m<sup>2</sup> covered living area<br/>                     24.5m<sup>2</sup> veranda area<br/>                     2.5m<sup>2</sup> storage room<br/>                     2 bedrooms<br/>                     2 bathrooms (1 en-suite)<br/>                     1 parking</p> | <p><b>Apartment 205</b><br/>                     79m<sup>2</sup> covered living area<br/>                     22.5m<sup>2</sup> veranda area<br/>                     3.2m<sup>2</sup> storage room<br/>                     2 bedrooms<br/>                     2 bathrooms (1 en-suite)<br/>                     1 parking</p> |
|--|---|---|--|--|