

## 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. ✖

| <b>Property Info</b>                                  |                                | <b>Plot / Area Info</b>   |                     | <b>Additional info</b> |                           |
|---|--------------------------------|---------------------------|---------------------|------------------------|---------------------------|
| Covered Area  | <b>118</b>                     |                           |                     |                        |                           |
| Covered Veranda                                       | <b>36</b>                      |                           |                     | Reference Number       | <b>4020</b>               |
| Floor Number  | <b>2</b>                       | Pool                      | <b>Common, Yes</b>  | Property type          | <b>Apartment</b>          |
| Total Number of Floors                                | <b>3</b>                       | Parking                   | <b>Covered, Yes</b> | Condition              | <b>Under Construction</b> |
| Energy Efficiency                                     | <b>A</b>                       |                           |                     | Bathrooms              | <b>2</b>                  |
| Heating   | <b>Autonomous Heating, Yes</b> |                           |                     |                        |                           |
| <b>Amenities</b>                                      |                                | <b>Location</b>           |                     |                        |                           |
| • Parking   |                                | <b>Location:</b> Oroklini |                     | Region: <b>Larnaca</b> |                           |
| Coordinates: <b>34.991331799605 / 33.654996150884</b> |                                |                           |                     |                        |                           |

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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<br>Price per SQM | <b>None</b><br><b>€2 203.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€260 000 on Oct 2, 2025









