

## 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>118</b>
Covered Veranda	<b>36</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>4020</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: €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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 203.00/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

€245 000 on Apr 18, 2025

€260 000 on Oct 2, 2025









**SECOND FLOOR**

<p><b>Apartment 201</b>                      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</p>	<p><b>Apartment 202</b>                      83.3m<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</p>	<p><b>Apartment 203</b>                      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</p>	<p><b>Apartment 204</b>                      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</p>	<p><b>Apartment 205</b>                      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</p>
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