

## 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>3</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>4022</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Oroklini Region: **Larnaca**  
**Coordinates:** **34.991331799605 / 33.654996150884**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>€2 458.00/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

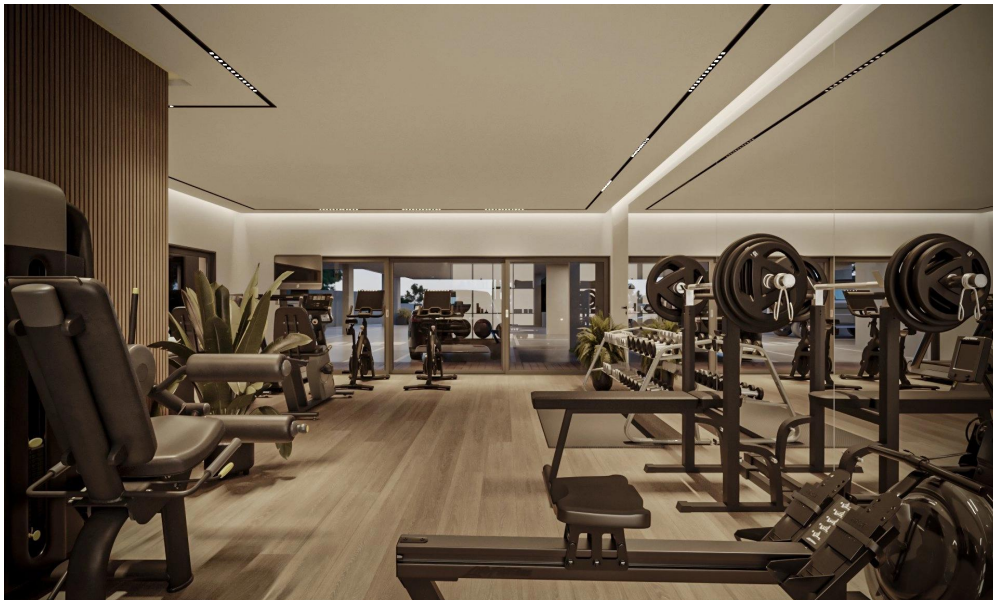
€270 000 on Apr 18, 2025

€290 000 on Oct 2, 2025









FLOOR PLANS

BASEMENT



Gym  
30,6m<sup>2</sup> covered area

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

**THIRD FLOOR**

<p><b>Apartment 301</b>            80m<sup>2</sup> covered living area            37.5m<sup>2</sup> veranda area            56m<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 302</b>            78.5m<sup>2</sup> covered living area            28m<sup>2</sup> veranda area            42m<sup>2</sup> roof garden            3.1m<sup>2</sup> storage room            2 bedrooms            2 bathrooms (1 en-suite)            1 parking</p>
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