

## 2 Bedroom Apartment for Sale in Oroklini, Larnaca District

Sea View, Top Floor, 2-Bed Apartment with Roof Garden in Oroklini area, Larnaca. The property is part of a residential complex, tucked away on a quiet hill above the village of Oroklini. All amenities such as school, supermarket, bank, pharmacy, restaurant, are all within close proximity. A 5-minute drive to the famous Oroklini and Dekeleia beaches and a short drive to Larnaca town.



Third floor apartment for sale in Oroklini, Larnaca. It consists of an open plan kitchen, living, dining area, a family bathroom, two bedrooms, master bedroom en suite with shower, covered veranda and a large roof garden with amazing view. Moreover, the apartment has a spacious pool view covered verand...

### Property Info

Covered Area  
Air Conditioning

**80**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**51437**  
**Apartment**  
**Brand New**  
**2**  
**Sea view**

### Amenities

- Gym

### Location

**Location:** Oroklini  
Coordinates: **34.991122001378 / 33.655285113985**

Region: **Larnaca**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€3 375.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€270 000 on Apr 26, 2025











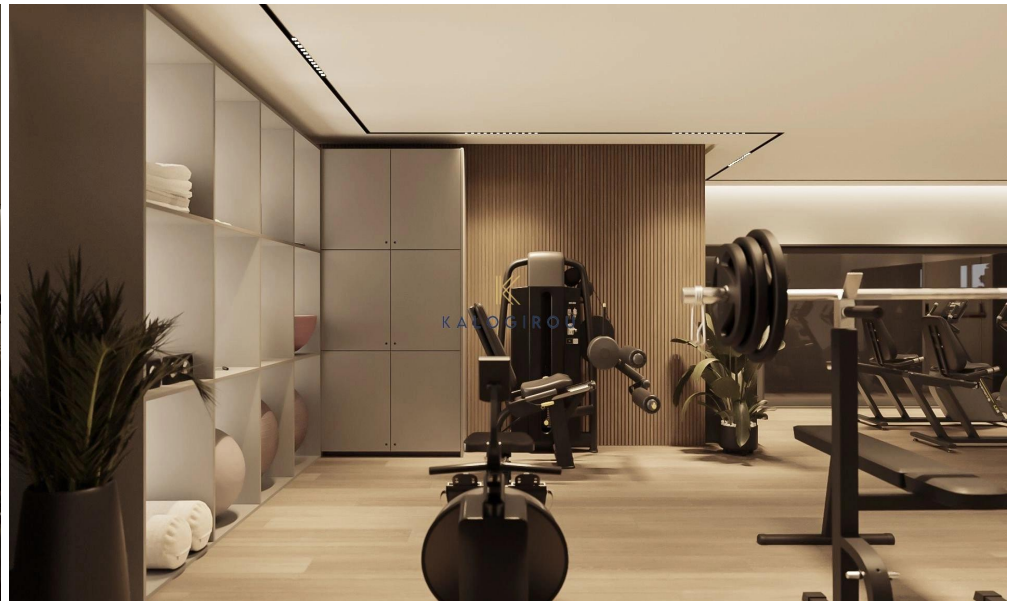




















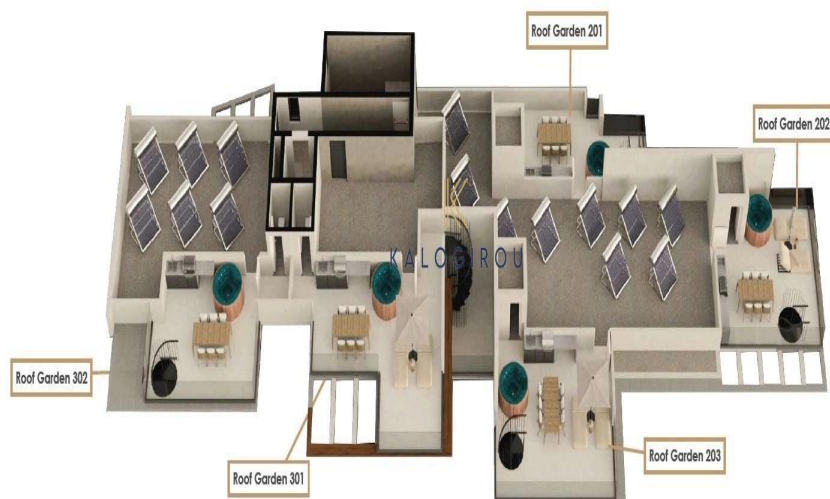
## THIRD FLOOR

**Apartment 301**  
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

**Apartment 302**  
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



## ROOF GARDEN



## BASEMENT

