

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

Reference ID: #SA36618 Price details: €225,000 +VAT  
Tucked away on a quiet hill above the village of Oroklini, it offers a rare mix of privacy and  openness. Here, nature frames every window, and the views unfold in panoramic silence—from the blue of the sea to the soft contours of Larnaca's skyline. This is a place to disconnect from the rush and reconnect with what matters. With only 15 residences in the entire development, it is defined by stillness, space, and the sense that time slows down the moment you arrive. It is perfectly placed:

- Just minutes from the tranquil sands of Oroklini Beach
- A short drive to Larnaca's city center
- Surrounded by traditional taverns and quiet...

### Property Info      Plot / Area Info

Covered Area **103**

Floor Number **1**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA36618</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.991442168326 / 33.655289609099**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>€2 184.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€225 000 on May 31, 2025





