


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

Top Floor, 1+1 Bedroom Flat with Roof Garden for sale in Oroklini area, Larnaca. The property is situated close to all local amenities such as school, supermarkets, restaurants. The nearest beach is a 5-minute drive away and 10 minutes from International Airport of Larnaca. Larnaca center is within close proximity. Easy access to Nicosia, Agia Napa & Limassol highways. The surrounding area is characterized as residential & quiet. 

Second floor apartment for sale in Oroklini, Larnaca. It consists of an open plan kitchen, living, dining area, a shower room, one bedroom, covered balcony and roof garden. On the roof there is provision for a second bedroom (6 sqm). Furthermore, t...

### Property Info

Covered Area **51**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52124**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **Mountains view**

### Amenities

- Balcony

### Location

**Location:** Oroklini Region: **Larnaca**  
Coordinates: **34.989705472111 / 33.657032227409**

## Price: €180 000 + VAT

VAT for this property is **€9,000** or **€34,200**. 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>€3 529.00/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>                          |
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## Price change history

€175 000 on Jun 25, 2025  
 €180 000 on Aug 29, 2025



