

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

Located in the sought-after area of Oroklini, this modern two-bedroom penthouse offers comfort and convenience just 5 minutes from the beach and 10 minutes from Larnaka International Airport. X

Situated on the top floor, the penthouse enjoys added privacy, abundant natural light, and open views—perfect for relaxed coastal living. With easy access to highways leading to Nicosia, Limassol, and Ayia Napa, and close proximity to Larnaka city center, schools, supermarkets, and local amenities, it's ideal for both permanent residence and holidays.

A great choice for those seeking a well-connected, stylish seaside property.

**Property Info**

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>93</b> |
| Covered Veranda        | <b>13</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>2</b>  |
| Energy Efficiency      | <b>A</b>  |

**Plot / Area Info**

Parking

**Covered, Yes****Additional info**

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7484</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Mountains view</b>     |

**Amenities**

- Roof Garden

**Location****Location:** OrokliniCoordinates: **34.989670571239 / 33.657152648035**Region: **Larnaca**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 634.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€235 000 on Jul 5, 2025

€245 000 on Aug 28, 2025



