


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

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

Positioned on the top floor, the penthouse benefits from added privacy, elevated views, and bright, airy interiors. With easy access to highways leading to Nicosia, Limassol, and Ayia Napa, and close proximity to Larnaca city center, schools, supermarkets, and local amenities, it's ideal for both permanent living and holidays.

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

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>55</b> |
| Covered Veranda        | <b>5</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>7487</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>1</b>                  |
| View             | <b>Mountains view</b>     |

### Amenities

- Roof Garden

### Location

**Location:** Oroklini  
 Coordinates: **34.989670571239 / 33.657152648035**

Region: **Larnaca**

## Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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>€3 091.00/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

€170 000 on Jul 5, 2025



