

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

For sale: Off plan, modern apartment in Livadia, featuring a spacious internal area of  $109 \ m^2$ . This home offers two comfortable bedrooms and one well-designed bathroom, providing a practical layout for singles, couples, or small families. The apartment is part of a secure, gated complex designed for peace of mind and privacy.



Experience contemporary living with top-tier energy efficiency (A+ rating), ensuring lower utility costs and an eco-friendly lifestyle. Enjoy the benefits of an elevator and access to a communal swimming pool, perfect for relaxing or socializing with neighbors. The property will be ready in 2027, allowing you to plan ahead and customize it to your taste.

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Property Info		Plot / Area Info		Additional info	
				Reference Number	27554
Covered Area	109	Pool	Yes	Property type	<b>Apartment</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	1

Amenities Location

**Location:** Oroklini Region: **Larnaca** 

Coordinates: **34.955397545493** / **33.639887137515** 

Garden



**Price: €237 000 + VAT** 

VAT for this property is €11,850 or €45,030. 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 Excluded

Title transfer fee None

Price per SQM €2 174.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

Phone: +35770003020, +35725346402

## **Price change history**

€237 000 on Aug 20, 2025



