


## 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<sup>2</sup>. 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.

...

### Property Info

Covered Area  
Air Conditioning

**109**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**27554**  
**Apartment**  
**Brand New**  
**1**

### Amenities

- Garden

### Location

**Location:** Oroklini  
Coordinates: **34.955397545493 / 33.639887137515**

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 174.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€237 000 on Aug 20, 2025

