


## 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.

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### Property Info

Covered Area **109**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **27554**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **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/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€237 000 on Aug 20, 2025

