


40m² Apartment for Sale in Oroklini, Larnaca District

Located in the serene village of Oroklini in Larnaca, this gated development harmoniously blends absolute comfort and tranquility, offering an idyllic lifestyle just ten minutes from the sparkling Mediterranean Sea. Embrace the perfect balance between natural living and urban convenience with supermarkets, schools, restaurants, and sun-soaked beaches within easy reach. 

Comprising five stunning apartment buildings, this complex sets a new standard for modern living, featuring a range of comfortable studios and 1-2 bedroom apartments. Step into the open-plan reception area and immerse yourself in an ambiance of beauty and elegance. All interiors boast high-quality materials and finish...

Property Info

Covered Area	40
Covered Veranda	8
Floor Number	1
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool

Common, Yes

Additional info

Reference Number	9130
Property type	Apartment
Bathrooms	1

Amenities

Location

Location: Oroklini

Region: **Larnaca**

Coordinates: **34.99738 / 33.656752**

Price: €138 000 + VAT

VAT for this property is **€6,900** or **€26,220**. 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	~€2 600.00	Common expenses	None
		Price per SQM	€3 450.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€138 000 on Oct 8, 2025



