


## 40m<sup>2</sup> 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	<b>40</b>
Covered Veranda	<b>8</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>9130</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€2 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 450.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€138 000 on Oct 8, 2025





