

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

Nestled in the serene and scenic area of Oroklini, within easy reach of the beaches, Larnaca city centre, and key motorways, this contemporary apartment complex is thoughtfully designed for effortless, modern living. The development presents a refined selection of residences—ranging from cozy one-bedroom flats to expansive three-bedroom apartments and exclusive penthouses, complete with inviting barbecue area and the option of a rooftop Jacuzzi for private relaxation.

Each residence is finished with high-quality natural materials and premium touches, creating a perfect blend of style, comfort, and lasting quality. Built with sustainability in mind, the complex holds an Energy Clas...

### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>13</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Partially furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12381</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Oroklini      Region: **Larnaca**  
Coordinates: **34.991136 / 33.655164**

## Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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>~€3 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 615.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€170 000 on Oct 8, 2025







