

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

Nestled in a quiet neighborhood of Oroklini in Larnaca, this new residential development presents a selection of modern one- and two-bedroom apartments, designed to blend modern comfort with timeless elegance. Ideally positioned, it offers the perfect balance of privacy and convenience – just a short drive from the beach and surrounded by all essential amenities, including schools, supermarkets, local shops, and pharmacies. The two-storey building features thoughtfully designed apartments, including exclusive ground-floor two-bedroom units that ensure a private and tranquil lifestyle. Each home boasts a cozy veranda, ideal for savoring a morning coffee or evening sunsets, whil...



### Property Info

Covered Area	<b>56</b>
Covered Veranda	<b>6</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **14328**  
 Property type **Apartment**  
 Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Oroklini                      Region: **Larnaca**  
 Coordinates: **34.977939 / 33.654593**

## Price: €147 000 + VAT

VAT for this property is **€7,350** or **€27,930**. 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>~€2 825.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 625.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€147 000 on Oct 9, 2025



