

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

Located in a new residential development in Oroklini, this under-construction two-bedroom apartment combines modern design with functional living spaces. The property offers 80 m<sup>2</sup> of covered area, including two balconies that create a bright and open atmosphere throughout the home.

The apartment features an open-plan living area, a modern kitchen, two comfortable bedrooms, and two bathrooms. Each apartment includes covered parking and a private storage room, ensuring practicality and convenience for residents.

Set in a quiet yet easily accessible location, the residence is close to shops, schools, and local amenities, while the beautiful beaches of Oroklini are only a short...

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>80</b> |
| Floor Number      | <b>1</b>  |
| Energy Efficiency | <b>A</b>  |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>240339</b>             |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Oroklini Region: **Larnaca**

## Price: €169 000 + VAT

VAT for this property is **€8,450** or **€32,110**. 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>€2 113.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |                                                  |
|---------------------|-----------------------------------|------------|--------------------------------------------------|
| Registration number | <b>229/E</b>                      | Email      | <b>mymospace.cyprus@gmail.com</b>                |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |                                                  |

## Price change history

€169 000 on Oct 31, 2025

