




# 1 Bedroom Apartment for Sale in Oroklini, Larnaca District

Modern one-bedroom apartment on the second floor of a stylish residential building, located on Dhekelia Road, Larnaca — just 300 meters from a Blue Flag beach. The apartment features a bright open-plan layout, contemporary finishes, and private covered parking. 

Perfectly situated in a growing tourist-residential area, it is within walking distance of Palm Beach and Radisson Blu hotels, shops, restaurants, and cafés along the 2.5 km beach promenade. The building offers low density and long-term sea views, combining privacy with convenience.

With excellent buy-to-let potential and easy access to highways (Nicosia, Ayia Napa, Limassol) and Larnaca International Airport (12 m...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>59</b> |
| Covered Veranda        | <b>12</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9849</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

**Location:** Oroklini Region: **Larnaca**  
 Coordinates: **34.973390507506 / 33.674629945505**



## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 169.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>1311</b>                       | Email      | <b>info@realdeal.cy</b>                          |
| License number      | <b>347/E</b>                      | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone:              | <b>+35725255505, +35794001333</b> |            |  |

## Price change history

€305 000 on Nov 1, 2025



