

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

This stylish two-bedroom apartment is located on the second floor of a modern residential building on Dhekelia Road, Larnaca — just 300 meters from a Blue Flag beach. Designed with comfort and functionality in mind, it features a bright open-plan layout, spacious living and dining areas, and large windows that fill the interior with natural light.



The apartment includes high-quality finishes, a modern kitchen, two comfortable bedrooms, and a contemporary bathroom. Residents benefit from private covered parking, provision for an electric car charger, and a peaceful low-density environment surrounded by private homes and open sea views.

Perfectly situated in a growing reside...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>15</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>9850</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.973390507506 / 33.674629945505**

## Price: €448 000 + VAT

VAT for this property is **€22,400** or **€85,120**. 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>~€14 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 226.00/m²</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>
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## Price change history

€448 000 on Nov 1, 2025





