

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

One Bedroom Apartment For Sale in Oroklini, Larnaca – Title Deeds (New Build Process) A beautifully designed, modern residential building in a prime location near all amenities in the best tourist area. located in Oroklini, Larnaca within walking distance of a Blue Flag beach. Ideally situated in a rapidly developing tourist-residential area, the project offers excellent investment potential and is surrounded by numerous amenities, making it an attractive location for both residents and investors. The development consists of modern 1, 2 and 3-bedroom apartments, each featuring private covered parking. Two top-floor apartments include exclusive roof gardens with sea views...

### Property Info    Plot / Area Info

Covered Area **47**

### Additional info

Reference Number **new016n1**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

### Location

**Location:** Oroklini                    **Region:** **Larnaca**  
**Coordinates:** **34.983 / 33.65**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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 Price per SQM	<b>None</b> <b>€5 851.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Emerald Property Consultants

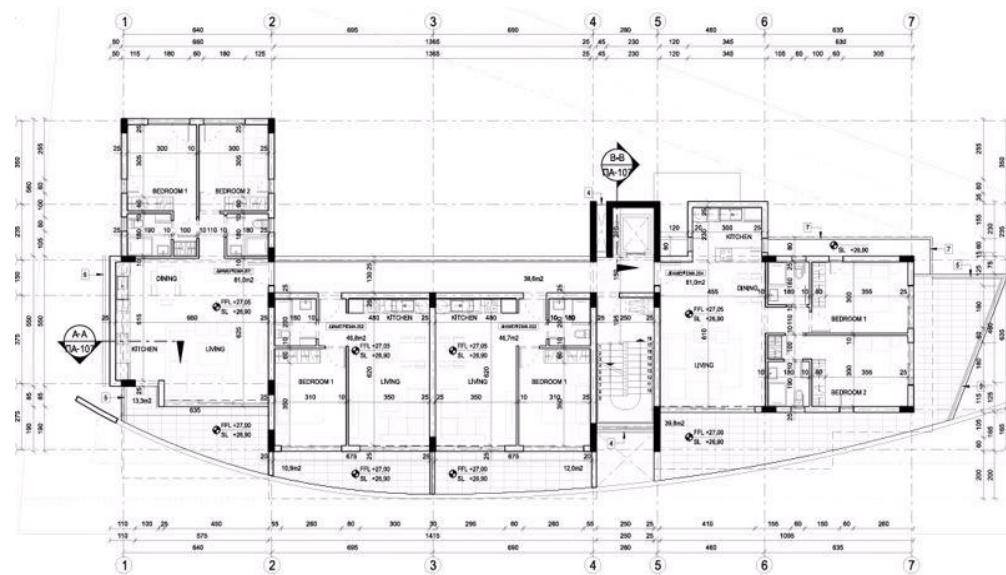
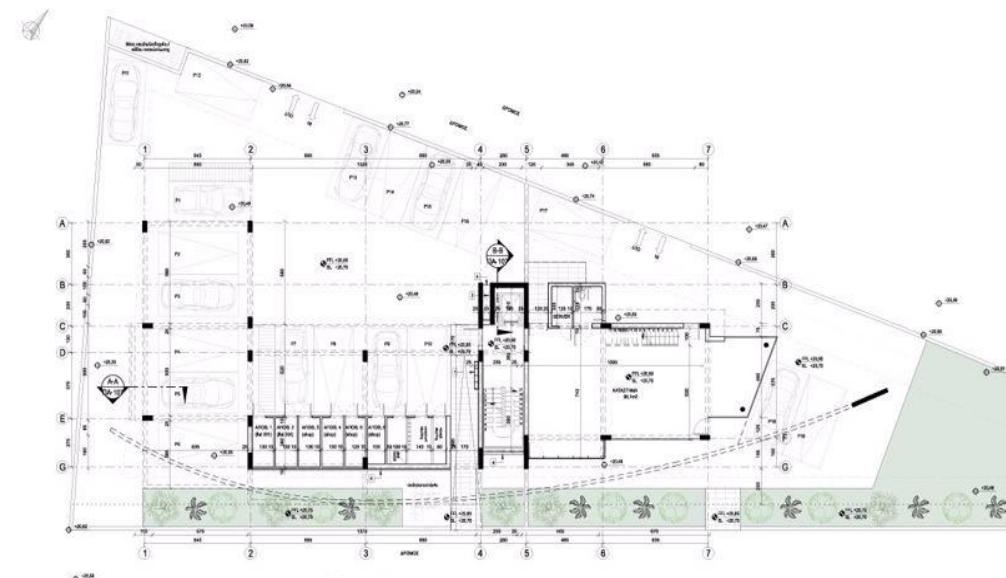
Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

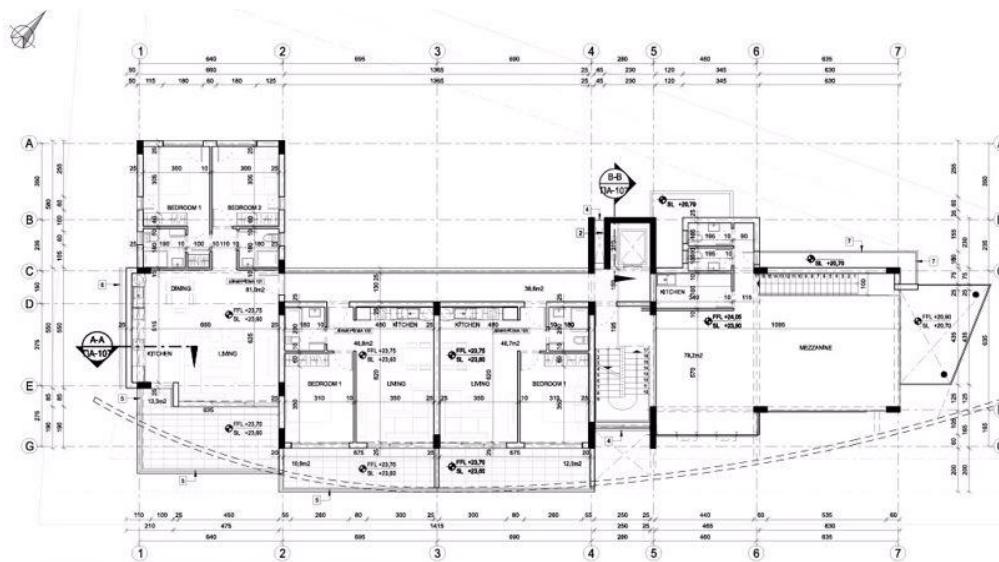
€275 000 on Nov 7, 2025



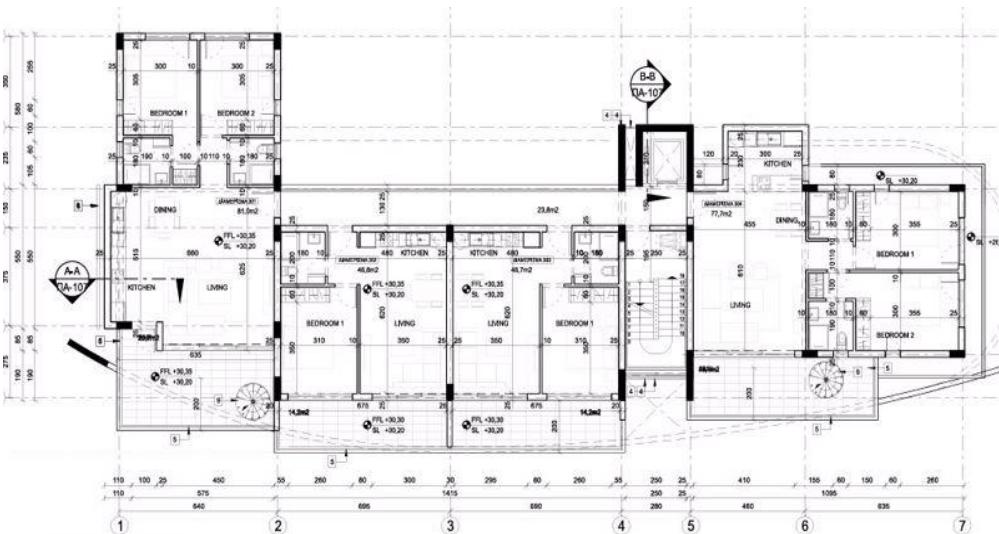




ΚΑΤΟΥΦΗ 2ου ΌΡΟΦΟΥ



ΚΑΤΟΥΦΗ ΜΕΣΟΠΑΤΩΜΑΤΟΣ / 1ου ΌΡΟΦΟΥ



ΚΑΤΟΥΦΗ 3ου ΌΡΟΦΟΥ