

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

Top Floor, Three-Bedroom Apartment for Sale in Oroklini area, Larnaca. Close to all amenities such as school, supermarket, bank, pharmacy, restaurant, are all within close proximity. A 5-minute drive to the famous Oroklini and Dekeleia beaches. A short drive to Larnaca Town. Easy access to the motorway of Larnaca – Ayia Napa. ✖

Top Floor Apartment for sale in Oroklini, Larnaca. The property consists of an open plan living/dining area, kitchen, three bedrooms the master en-suite and a main bathroom with shower and wc. It has also covered balcony of 20.5 sq m and beautiful roof garden of 90 sq m. The apartment has the right to use a private covered parking space on the ground floor....

#### Property Info

Covered Area **100**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **45830**  
 Property type **Apartment**  
 Condition **Brand New**

#### Amenities

- Balcony

#### Location

**Location:** Oroklini Region: **Larnaca**  
 Coordinates: **34.975619018956 / 33.66267132439**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€3 000.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

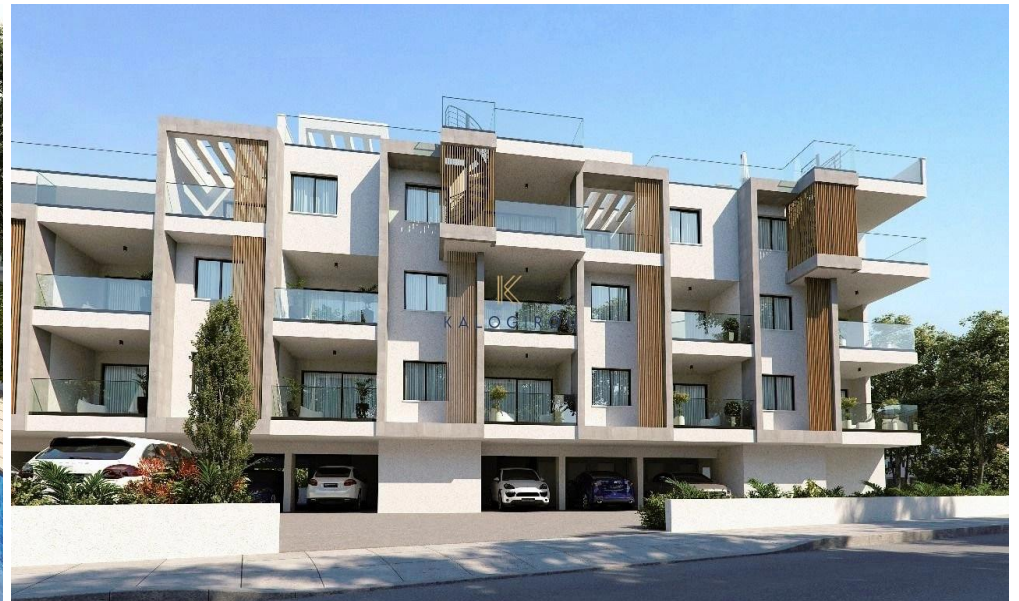
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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Phone: <b>+35724003723</b>			

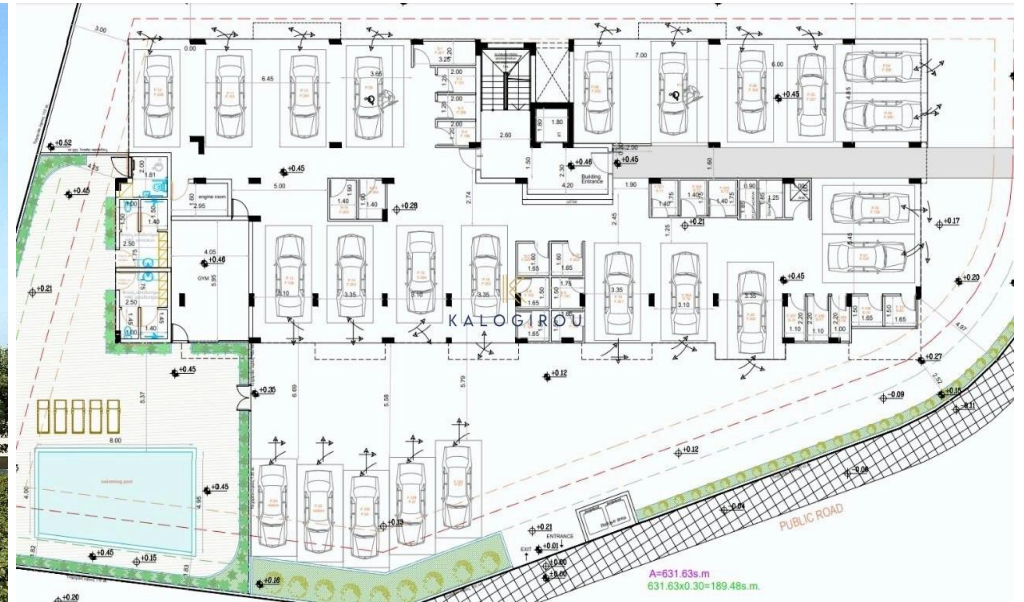
## Price change history

€300 000 on Dec 6, 2025









$\frac{\text{ΣΥΝΤΕΛΗΣ ΔΕΥΤΕΡΩΣ ΟΡΟΦΟΥ}}{\text{Ε.ΤΕΜΑΧΙΟΥ}} = \frac{418.87}{1530} = 27.37\%$   
**ΕΠΙΤΡΕΠΟΜΕΝΟ ΕΜΒΑΔΟΝ ΒΕΡΑΝΤΩΝ**  
 $418.87 \times 20\% = 83.77\text{s.m}$   
17.53x12.15=111.81 (4x1) 22x14=308.92 (8x1)



**ΣΥΝΟΛΙΚΟ ΕΜΒΑΔΟ ΟΡΟΦΗΣ = 535.41T.M**  
 Καλυμμένος χώρος οροφής+ Περγώλες -Z- = 90.89T.M. < 50%  
 Καλυμμένος χώρος οροφής 52.95T.M < 30%

