

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

Two-bedroom, two-bathroom apartment for sale in Oroklini, located in a quiet and peaceful area. The apartment has a total covered area of 141 m<sup>2</sup> and is situated on the 1st floor of a well-maintained residential complex with elevator access.

The property has been fully renovated and is semi-furnished, featuring a comfortable layout with spacious living areas and a balcony. It is fully air-conditioned in all rooms and includes covered private parking and a storage room.

Residents enjoy access to excellent communal facilities, including an impressive swimming pool area, landscaped gardens, a gym, and a sauna. The apartment is ideally positioned next to the hill, with walking-dis...

| Property Info     |                            | Plot / Area Info                                 |                       | Additional info   |                  |
|-------------------|----------------------------|--|-----------------------|-------------------|------------------|
| Covered Area      | <b>141</b>                 |  |                       | Reference Number  | <b>241656</b>    |
| Furnishing        | <b>Partially furnished</b> | Pool   | <b>Common, Yes</b>    | Property type     | <b>Apartment</b> |
| Energy Efficiency | <b>A</b>                   | Parking  | <b>Uncovered, Yes</b> | Condition         | <b>Pre-Owned</b> |
| Air Conditioning  | <b>All rooms, Yes</b>      |  |                       | Construction Year | <b>2012</b>      |
|                   |                            |  |                       | Bathrooms         | <b>2</b>         |
| Amenities         |                            | Location   |                       |                   |                  |
| • Parking         |                            | <b>Location:</b> Oroklini Region: <b>Larnaca</b> |                       |                   |                  |

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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<br>Price per SQM | <b>~€6 400.00</b><br><b>€1 738.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.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

€245 000 on Jan 20, 2026





