

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

Top Floor, Three Bedroom Apartment with common swimming pool 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 is fully furnished and consists of an open plan kitchen, living and dining area, A/C, electrical application, three bedrooms, 1 bathroom, 1 guest toiler, common swimming pool, gym and covered parking.

Extra: A/C, Electrical Appliances, Common swimming pool.

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>100</b>            | Pool             | <b>Yes</b>          | Reference Number | <b>54771</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Pre-Owned</b> |
|                  |                       |                  |                     | Bathrooms        | <b>1</b>         |

| Amenities | Location  |                        |
|-----------|---|------------------------|
| • Gym     | <b>Location:</b> Oroklini<br><b>Coordinates:</b> <b>34.975891 / 33.662858</b> | Region: <b>Larnaca</b> |

## Price: €165 000 + VAT

VAT for this property is **€8,250** or **€31,350**. 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>~€3 275.00</b><br><b>€1 650.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€165 000 on Jan 31, 2026











