


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

Top Floor, 2 Bedroom Flat with Roof Garden & Sea View in Oroklini area, Larnaca. Set on a peaceful hilltop of Oroklini area -minutes from Oroklini beach and close to Larnaca's urban comforts. All amenities such as school, supermarket, bank, pharmacy, restaurant, are all within close proximity. 

Apartment situated on the third floor for sale in Oroklini, Larnaca. It consists of an open plan kitchen-living-dining area, two bedrooms-master bedroom en suite with shower, main shower room, covered veranda and large roof garden with sea view. The roof garden comprises of the veranda area, open kitchenette, Jacuzzi and wc. In addition, the apartment has assigned one uncovered parking...

### Property Info

Covered Area **83**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **55674**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Elevator

### Location

**Location:** Oroklini Region: **Larnaca**  
Coordinates: **34.992095476629 / 33.655211264616**

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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.

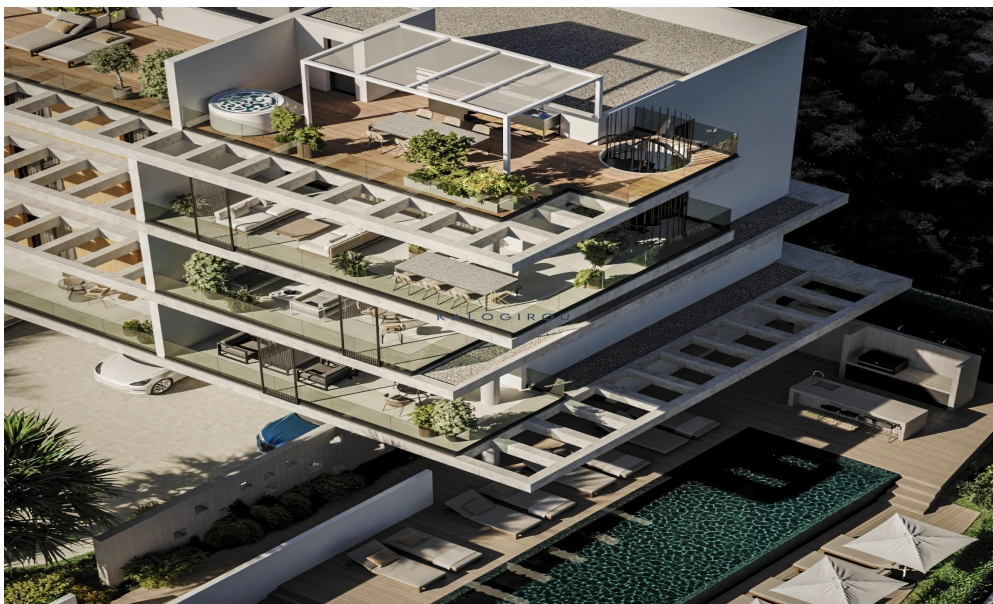
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 916.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

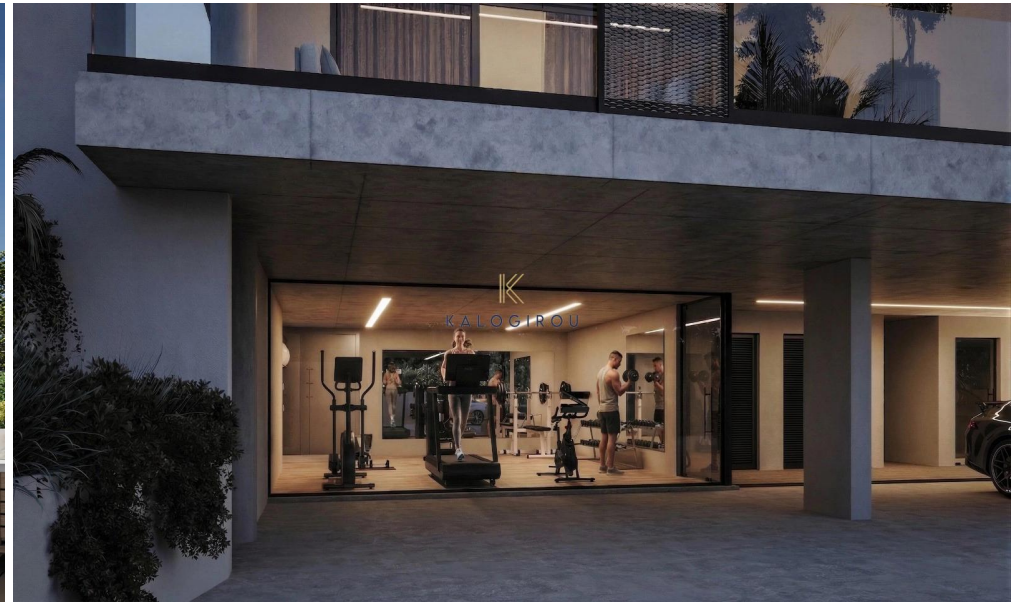
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

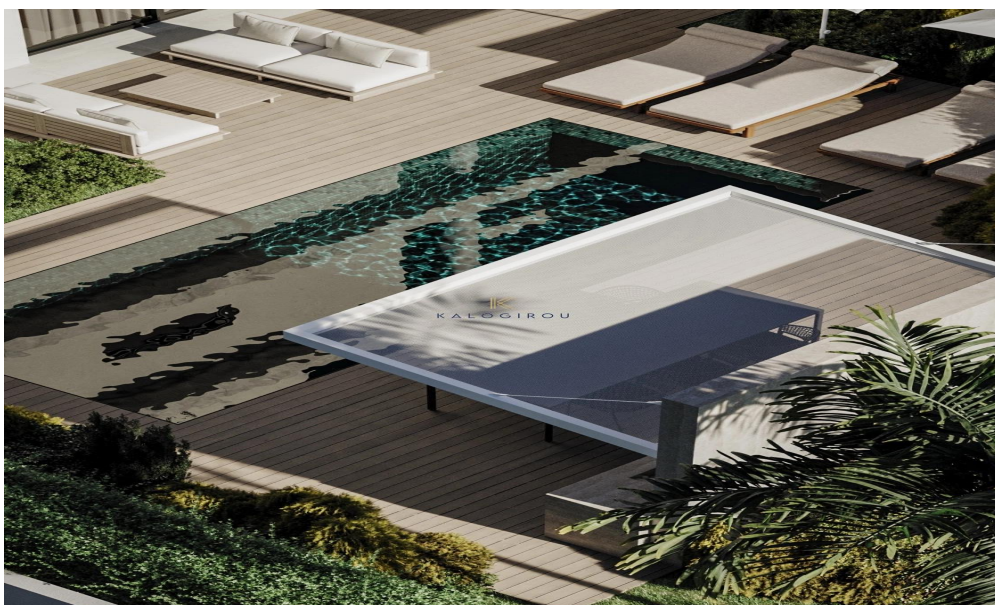
€325 000 on Apr 17, 2026

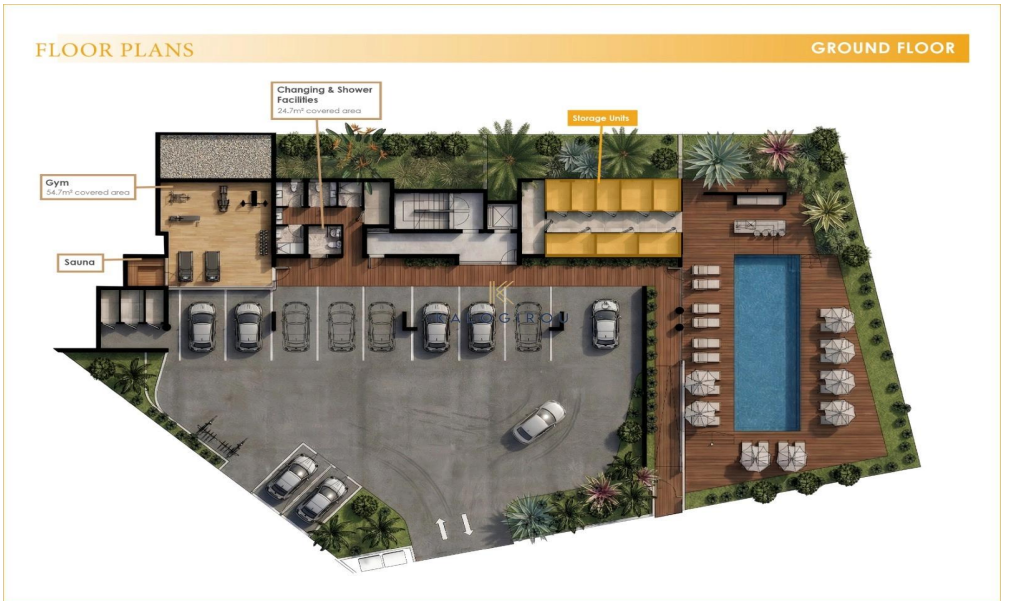












## SECOND FLOOR



**Apartment 201**  
 100m<sup>2</sup> covered living area  
 24m<sup>2</sup> veranda area  
 6.5m<sup>2</sup> storage room  
 3 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 202**  
 83m<sup>2</sup> covered living area  
 28.5m<sup>2</sup> veranda area  
 3.5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 203**  
 84m<sup>2</sup> covered living area  
 26.5m<sup>2</sup> veranda area  
 3.5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

## THIRD FLOOR



**Apartment 301**  
 100m<sup>2</sup> covered living area  
 24m<sup>2</sup> veranda area  
 43m<sup>2</sup> roof garden  
 5.5m<sup>2</sup> storage room  
 3 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 302**  
 83m<sup>2</sup> covered living area  
 28.5m<sup>2</sup> veranda area  
 81.5m<sup>2</sup> roof garden  
 5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**Apartment 303**  
 84m<sup>2</sup> covered living area  
 45m<sup>2</sup> veranda area  
 49m<sup>2</sup> roof garden  
 5m<sup>2</sup> storage room  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

## ROOF GARDEN

