

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

This three-bedroom apartment is part of an exclusive boutique development of just nine residences set on an elevated hillside above Oroklini, where open views stretch toward the sea and the city in a calm, low-density setting.



The apartment comprises three bedrooms and two bathrooms, one of which is en-suite to the master bedroom. The open-plan living, dining, and kitchen area extends onto a 29m<sup>2</sup> veranda, with a substantial 203m<sup>2</sup> private garden featuring a dedicated swimming pool and BBQ area for exclusive use. Internal covered area measures 100m<sup>2</sup>. A 6m<sup>2</sup> private storage room is included.

One private parking space with EV charging provision is allocated to the apartment. ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>135</b>				
Covered Veranda	<b>29</b>				
Floor Number	<b>1</b>			Reference Number	<b>11552</b>
Total Number of Floors	<b>3</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Partially furnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

#### Amenities

#### Location

- Parking

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.987045157084 / 33.658791357714**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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.

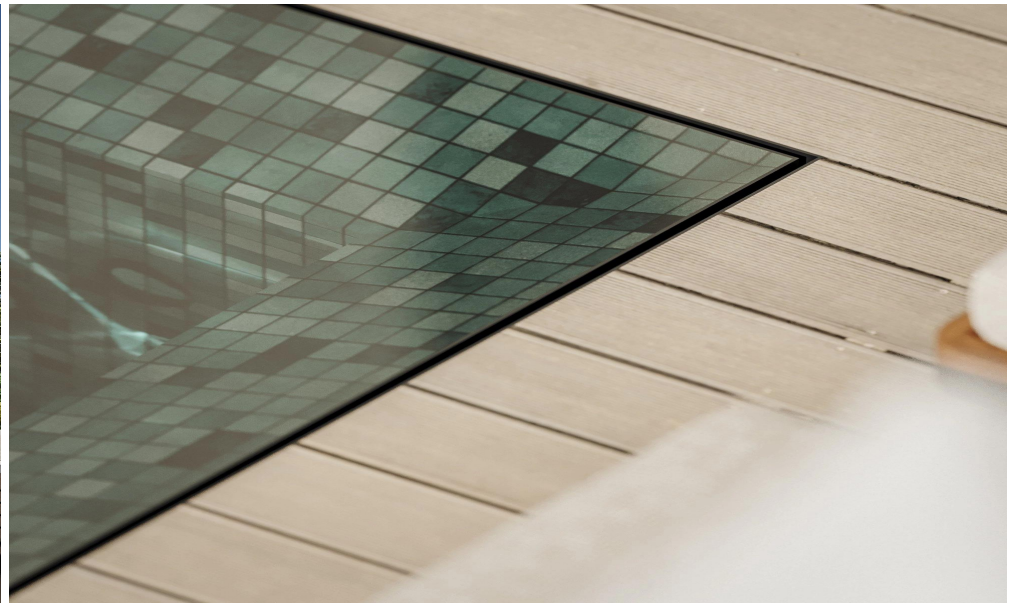
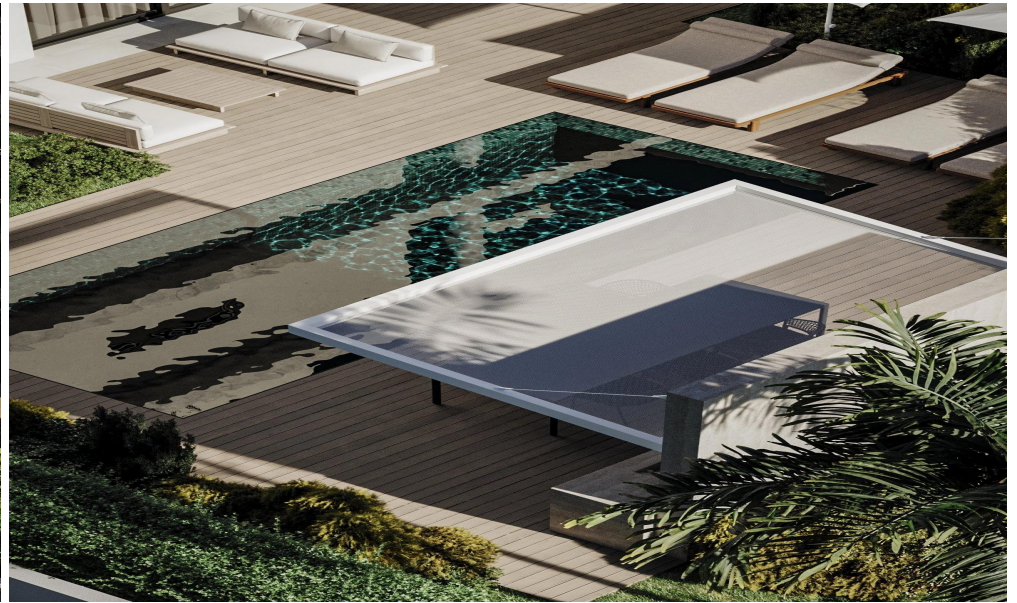
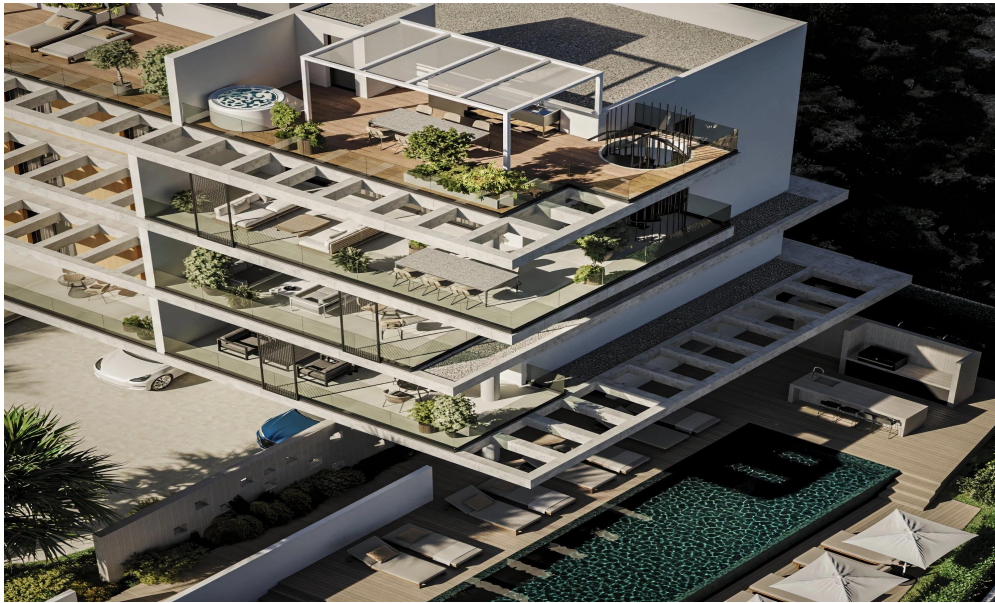
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 074.00/m<sup>2</sup></b>		

## Representative: Elit Blue

Registration number	<b>1009</b>	Email	<b>info@elitblue.com</b>
License number	<b>460/E</b>	Legal name	<b>N/A</b>
Phone: <b>3577778688</b>			

## Price change history

€415 000 on May 14, 2026













## FLOOR PLANS

### GROUND FLOOR

