

<b>Property Code:</b>	A11752	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Oroklini	<b>Internal Area:</b>	49 m <sup>2</sup>
<b>Bedrooms:</b>	1	<b>Bathrooms:</b>	1
<b>Year of construction:</b>	2027	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking      Elevator      Storage

**Description:**

**Modern 1-Bedroom Apartment in Oroklini | 49 m<sup>2</sup> | Sea Proximity | Exclusive Low-Rise Block**

Situated in the well-established and quietly sought-after neighbourhood of Oroklini, this well-proportioned one-bedroom apartment offers a balanced lifestyle for those seeking comfort, convenience, and easy access to the Larnaca coastline — all within an intimate residential setting of just eight units.

With a covered living area of 49 m<sup>2</sup> complemented by a 8 m<sup>2</sup> covered veranda, the apartment delivers practical space without compromise. The veranda extends the living area naturally, providing a private outdoor retreat ideal for morning coffee or relaxed evenings in the fresh Cyprus air.

**Property Highlights**

- 1 bedroom, 1 bathroom
- Covered living area: 49 m<sup>2</sup>
- Covered veranda: 8 m<sup>2</sup>
- Covered parking space included
- Elevator access
- Private storage unit
- Exclusive block of only 8 apartments
- 1.5 km from the sea
- 22 km from Larnaca International Airport

**Location**

Oroklini is one of Larnaca's most consistently popular residential areas, appreciated for its village

## MODERN 1 BEDROOM APARTMENT IN OROKLINI

€ 135 000

character, local amenities, and proximity to the coast. The apartment sits just 1.5 km from the nearest beach — close enough for a morning walk or a spontaneous swim — while remaining well-connected to Larnaca city centre, major retail, and dining. For frequent travellers or buyers prioritising accessibility, Larnaca International Airport is a straightforward 22 km drive.

### Ideal For

This property suits a wide range of buyers: families and professionals seeking a permanent residence with genuine liveability, holiday home buyers looking for a low-maintenance retreat on the island, and investors drawn to Oroklini's steady rental demand and coastal proximity.

The small size of the development — just eight units — ensures a quiet, community-oriented environment with minimal shared-space congestion, a quality increasingly valued in today's market.



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