

<b>Property Code:</b>	A11757	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Oroklini	<b>Internal Area:</b>	78 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2027	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Covered Parking	Elevator	Roof Garden	Storage
Top Floor Apartment (Penthouse)			

**Description:****Modern Top Floor Apartment in Oroklini | 78 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 two-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 78 m<sup>2</sup> complemented by a 19 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**

2 bedroom, 2 bathroom  
Covered living area: 78 m<sup>2</sup>  
Covered veranda: 19 m<sup>2</sup>  
Roof Garden 67m<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 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.

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**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.



