

<b>Property Code:</b>	ar7361	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Oroklini	<b>Internal Area:</b>	45 m <sup>2</sup>
<b>Bedrooms:</b>	1	<b>Bathrooms:</b>	1
<b>Year of construction:</b>	2025	<b>Status:</b>	Off Plan

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**Property features:**

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2nd Floor Apartment	Covered Parking	Elevator	Penthouse
Roof Garden	Storage	Top Floor Apartment	

**Description:**

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## 1 Bed Apartments for sale in Oroklini

A modern residential building of twelve apartments in Oroklini.

The project is located very close to the shops, supermarkets, schools, and only 20 kilometers away from Larnaca airport, with direct access to the highway to Nicosia and Limassol. At a distance of 2 kilometers are the beaches of the area (Blue wave, Lebay beach).

The project has four 2-bedroom and eight 1-bedroom apartments. The Apartments Feature:

Covered Parking & Storage on the Ground Floor  
Luxury Kitchen with Granite  
Roof Garden (for the 2nd-Floor apartments)  
Energy Efficiency A+

**Technical specifications:**

Lobby & entrance - marble flooring  
Steps & staircases - monolithic granite, or marble 2cm thick  
Storage floor - ceramic tiles 30x30cm  
Lift - for 6 persons/disabled access  
Parking Area - stamp concrete  
Apartment floors - ceramic 60x120cm  
Kitchen worktop - granite-based work surface  
Aluminium doors & Windows - thermal insulated double glazing with silver aluminum MU3000  
Plumbing - pipe in pipe / water pressure pumps system  
Balustrades - safety laminated glass for balconies  
Intercom for each apartment

Construction of the project is expected to begin in **early 2024** with expected delivery in the summer of **2025**.

