OR103

# Oroe Residences- OR103

Oroklini, Larnaca

**€155,000** +VAT

# Overview

## Specifications

| Bedrooms | Bathrooms | Covered |
|---|---|---|
| 1 | 1 | 53 $m^2$ |

| | |
|---|---|
| Type | **Apartment** |
| Covered veranda | **14 $m^2$** |
| Status | **Off plan** |

| | |
|---|---|
| Year of construction | **2027** |
| Energy efficiency rating | **A+** |

## Description

Discover Oroe Residences, an exclusive boutique residential development located in the charming area of Oroklini, Larnaca. Designed with modern architecture, comfort, and practicality in mind, this intimate project offers just 7 contemporary apartments across two residential floors, creating a peaceful and private living environment.

Oroe Residences combines functional layouts with comfortable living spaces, making it an excellent choice for first-time buyers, couples, small families, and property investors.

Apartment Options

The development features a carefully selected mix of apartments:

5 one-bedroom apartments, with internal areas starting from 50 $m^2$.

2 two-bedroom apartments, offering approximately 80 $m^2$ of internal living space.

Each apartment is designed to maximise space, natural light, and everyday functionality.

Features & Amenities

Contemporary architectural design

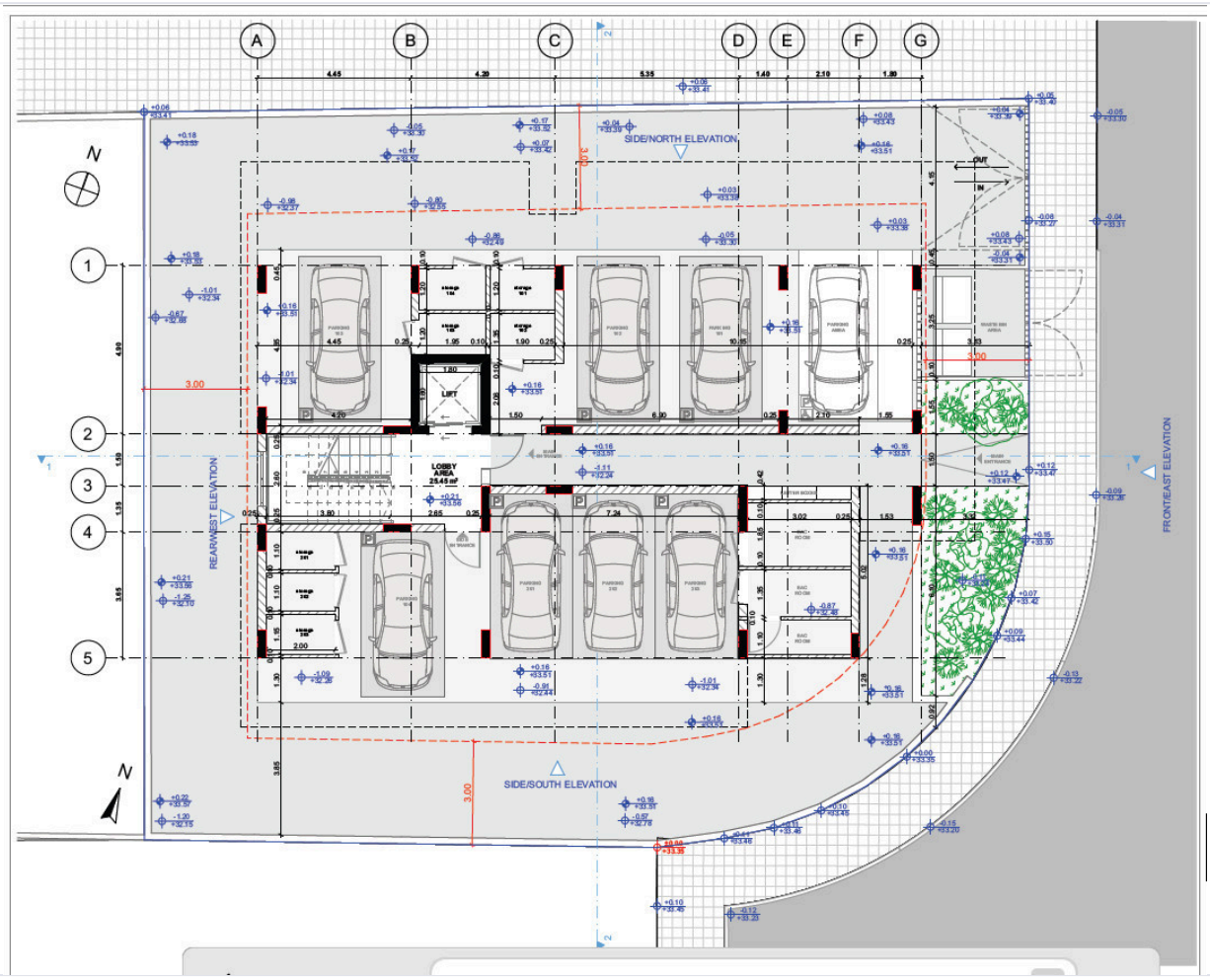
Boutique development of only 7 apartments

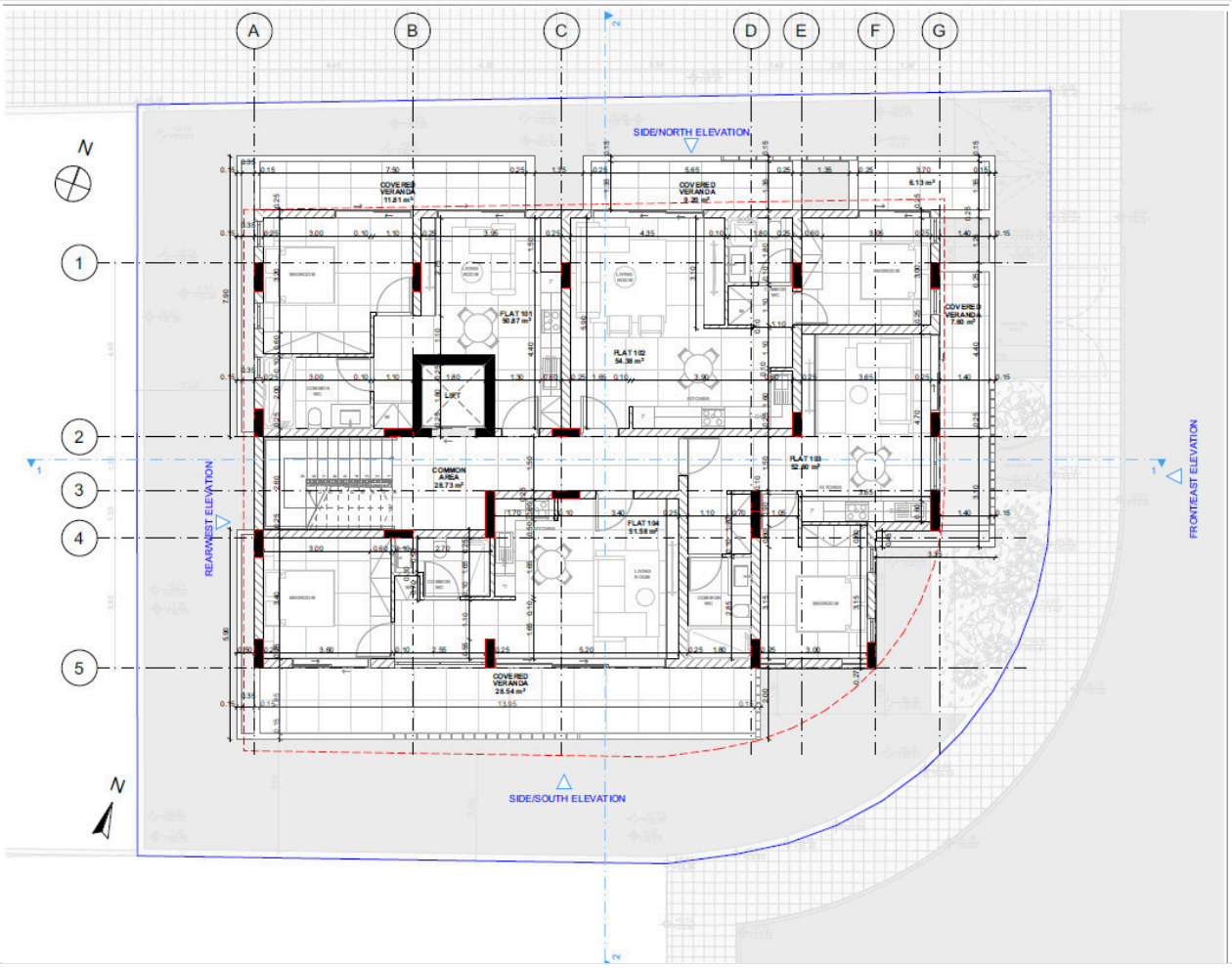
Two residential floors

Covered private parking

Dedicated storage spaces

# Floor plans


SIDE/NORTH ELEVATION
SIDE/SOUTH ELEVATION
REAR/WEST ELEVATION
FRONT/EAST ELEVATION
LOBBY AREA
LIFT


SIDE/NORTH ELEVATION
SIDE/SOUTH ELEVATION
REAR/WEST ELEVATION
FRONT/EAST ELEVATION
COVERED VERANDA
FLAT 101
FLAT 102
FLAT 103
FLAT 104
COMMON AREA
LIFT

# Additional information

## Facilities

Aircondition, Provision

Gated complex

Parking, Covered

Solar photovoltaic panels (provision)

Solar water heater

Storage

## Features

Combined kitchen and dining area

Distressed property

Double glazing

Electric car charger (provision)

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

High ceilings

Investment opportunity

Luxury specifications

Modern design

Open plan

Pipe-in-pipe plumbing system

Quiet area

Rental potential

Thermal insulation

Tile flooring

## Distances

Amenities

**300 m**

Airport

**14 km**

Sea

**2 km**

Public transport

**300 m**