

3 Bedroom Penthouse in Oroklini, Larnaca

For Sale : **€ 645,000**

Description
3-Bedroom Penthouse

Apartments & Living Spaces
This upcoming 3-bedroom, 2-bathroom penthouse occupies the top (third) floor of the PALOURTIS HOUSE development in Oroklini Tourist Area, one of Larnaca's fastest-growing coastal residential neighbourhoods. Designed to reflect a contemporary Mediterranean lifestyle, the residence offers 100 m² of internal covered living space combined with extensive private outdoor areas across two levels, creating a truly exceptional home.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Large windows and contemporary architectural elements create bright interiors that feel both spacious and welcoming, with a strong connection to the outdoor terraces. The residence benefits from a 18 m² covered veranda, extending daily life outdoors.

Bedrooms
The penthouse provides flexible sleeping accommodation across two levels — two main bedrooms on the apartment floor and an additional bedroom on the private roof garden level, each designed as calm and private retreats away from the main living areas. The rooms are well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using quality materials and neutral tones to create a relaxing and timeless feel.

The unit is served by 2 bathrooms — including a guest WC and additional shower facilities accessible from the roof garden level.

Exclusive Roof Garden
The penthouse benefits from an exclusive private roof garden of approximately 119 m² in total, featuring 100 m² of uncovered outdoor area and a 19 m² covered interior room with WC and shower facilities — a perfect setting for relaxation, dining al fresco, or entertaining while enjoying beautiful sea views over Oroklini's coastal landscape. The roof garden creates a truly exceptional outdoor retreat that extends the home's living space and elevates everyday life.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, contemporary finishes, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for refined coastal living in one of Larnaca's most desirable areas.

PALOURTIS HOUSE is ideally located just 300 metres from a Blue Flag beach, approximately 100 metres from the Palm Beach Hotel and Radisson Blu Hotel, and within easy reach of the scenic 2.5 km Oroklini beachfront promenade lined with cafés and restaurants. The area benefits from low building density and well-preserved sea views, with the Land of Tomorrow development continuing to enhance the long-term value of the location. Larnaca International Airport, highway access to Nicosia, Limassol, and Ayia Napa, and a wide range of everyday amenities are all within a short drive.

In total, the unit measures 218 m² across its internal and external areas. The property is rated Energy Efficiency Grade A, with high-quality construction and modern energy-efficient features throughout. Includes one allocated parking space. The unit includes a private storage room. Ideal for permanent residence, holiday living, or investment with strong rental potential.

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **304**
Website

Main Features

Property Subtype: **Standard Apartment**
Construction Stage: **Under Construction**
Bedrooms: **3**
Bathrooms: **2**
Covered Parking: **1**

Area

Internal Area: **100m²**
Covered Verandas: **18m²**
Uncovered Verandas: **100m²**
Covered Area: **118m²**
Total Area: **218m²**
Roof Garden Area: **119m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Storage Space, Sea View

Gallery























