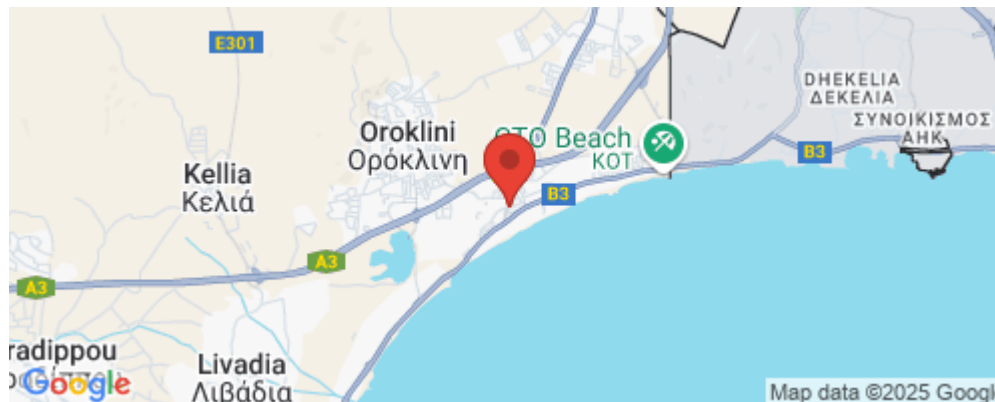


## 6+ Bedroom House for Sale in Oroklini, Larnaca District

- 200 meters from the Beach
  - Individually Designed Homes With Optional Private Pools
  - Spacious Double Parking Area
  - Private Gardens
  - Excellent Location for Houses with easy access to the highway leading to all Major Towns.
  - Energy Efficiency Certificate pending to receive A
  - Roof Garden 65 sq.m.
- Delivery September 2024.



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>230</b>            |
| Covered Veranda   | <b>52</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>385</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>3303</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.974032749138 / 33.673347840476**

## Price: €900 000 + VAT

VAT for this property is **€88,826** or **€171,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 913.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€900 000 on Dec 14, 2023



