

## 3 Bedroom House for Sale in Oroklini, Larnaca District

- 11 Villas
  - Swimming pool
  - Large Garden
  - 400m from the sea
  - Swimming pool
  - Roof Garden or Attic
  - Excellent Thermal Insulation
  - Installed Photovoltaics
  - Energy efficiency grade A'
- Oroklini TouristArea - 0km
  - American University - 1.5m
  - Larnaca Marina and Port - 3.5km
  - Nautical Club - 1.5m
  - Finikoudes Beach - 5.5km
  - Larnaca International Airport - 14km



### Property Info

Covered Area	<b>150</b>
Covered Veranda	<b>13</b>
Uncovered Veranda	<b>71</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>551</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>4449</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>

### Amenities

### Location

**Location:** Oroklini  
**Coordinates:** **34.9828802 / 33.6558907**

Region: **Larnaca**



## Price: €690 000 + VAT

VAT for this property is **€34,500** or **€131,100**. 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>€4 600.00/m²</b>		

## Representative: MySpace

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## Price change history

€610 000 on Dec 15, 2023

€690 000 on Mar 7, 2025



