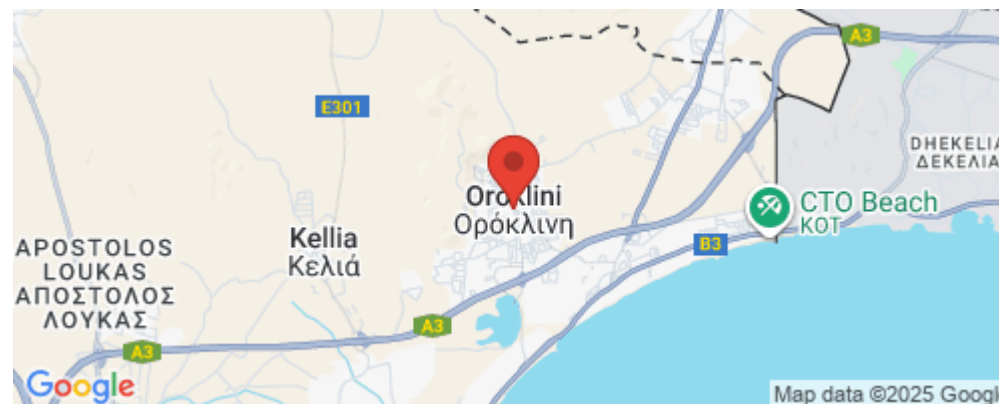


## 3 Bedroom House for Sale in Oroklini, Larnaca District

- 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>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

### Location



**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.9828802 / 33.6558907**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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

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

€610 000 on Dec 15, 2023  
 €690 000 on Mar 7, 2025

