

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

Beautiful 3 Bedroom house in Oroklini for sale.



Property features:

- 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>82</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>4450</b>      |
| Property type     | <b>House</b>     |
| Condition         | <b>Brand New</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: €679 000 + VAT**

VAT for this property is **€33,950** or **€129,010**. 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>€4 527.00/m<sup>2</sup></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> |
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**Price change history**

€603 000 on Dec 15, 2023

€679 000 on Mar 7, 2025



