

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

Beautiful 3 bedroom house at a quiet area in Oroklini.



The house consists of a living room, a separate kitchen, a kitchenette and a guest toilet on the ground floor. On the first floor there are 3 bedrooms, one of which is equipped with ensuite shower. The house is built on a corner plot of 277 sqm. The internal area of the house is 155 sqms plus 23 sqms covered verandas. There is also a covered parking, and a storage. The house is fully airconditioned, has provision for central heating. The property is in an excellent condition, would be the ideal house for a family.

Title deed available...

### Property Info

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>198</b>            |
| Covered Veranda  | <b>23</b>             |
| Air Conditioning | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>277</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>4456</b>      |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.982915234906 / 33.655934908196**

## Price: €300 000 + VAT

VAT for this property is **€25,182** or **€57,000**. 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>~€8 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 515.00/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

€300 000 on Dec 15, 2023





