

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

This is a unique complex located in the prestigious tourist area of Oroklini, just 300 meters within walking distance of Larnaca’s finest beaches, awarded the highest quality certification – the Blue Flag and the Radisson Beach Hotel. The project is a gated community consisting of 89 villas with its own infrastructure, including a clubhouse that features a gym, sauna, huge luxury common swimming pool 20×10 m., coworking space, lounge area, and a bar. The development also includes several children’s playgrounds, green park areas, and a designated barbecue zone. Within a few minutes’ walk from the complex, residents will find a well-developed infrastructure, ...

#### Property Info

Covered Area	<b>191.6</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>20</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>22101</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
Developer	<b>bbf</b>

#### Amenities

#### Location

**Location:** Oroklini Region: **Larnaca**

**Price: €785 000 + VAT**

VAT for this property is **€62,841** or **€149,150**. 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>€4 110.00/m<sup>2</sup></b>		

**Representative: bbf**

Registration number	<b>N/A</b>	Email	<b>info@bbf.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
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**Price change history**

€1 109 000 on Dec 15, 2023  
€1 082 000 on Feb 15, 2024  
€1 112 000 on Jun 13, 2024  
€1 009 000 on Sep 14, 2024  
€1 157 000 on Nov 1, 2024  
€785 000 on Dec 30, 2025



