

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

This is a unique complex located in the prestigious tourist area of Oroklini, within walking distance of Larnaca's finest beaches, awarded the highest quality certification – the Blue Flag. The project is a gated community consisting of 89 villas with its own infrastructure, including a clubhouse that features a gym, sauna, 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, including cafés, restaurants, beauty salons, hotels, supermarkets, convenience stores, and pharmacies. Ot...

### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>58.5</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>22106</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: €715 000 + VAT

VAT for this property is **€48,553** or **€135,850**. 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>€4 157.00/m²</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>
Phone: <b>+35725315300, +35724342050, +35726962365, +35722373150</b>			

## Price change history

€1 051 000 on Dec 15, 2023  
 €1 052 000 on Feb 15, 2024  
 €1 075 000 on Jun 13, 2024  
 €1 113 000 on Nov 1, 2024  
 €715 000 on Feb 4, 2025







