

### 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>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>22136</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: €746 000 + VAT

VAT for this property is **€59,719** or **€141,740**. 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>€3 906.00/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>          |
| Phone: <b>+35725315300, +35724342050, +35726962365, +35722373150</b> |            |            |                     |

## Price change history

€886 000 on Dec 15, 2023  
 €902 000 on Feb 15, 2024  
 €874 000 on Jun 13, 2024  
 €793 000 on Sep 14, 2024  
 €916 000 on Nov 1, 2024  
 €746 000 on Apr 26, 2026

