

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

Luxury Villas for sale at an excellent location in Oroklini Larnaca only a 6 min walk to the beach Striking facades feature accent natural stone and hardwood highlights. The Villas are characterised by their bold modern architecture and high quality interior and exterior finishes fittings and detailing. At every touchpoint attention to detail is apparent. The villas share key design concepts but each one features unique elements that distinguish it from its neighbours. A walled garden contains a swimming pool sun deck and covered outdoor dining area bar. There is also a shaded off street parking space for two vehicles. A Standard specification 695 000 VAT B Full specification 760 000 VAT ...

#### Property Info

Covered Area **190**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **377**

#### Additional info

Reference Number **VL33264**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €695 000 + VAT

VAT for this property is **€55,234** or **€132,050**. 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>€3 658.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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## Price change history

€695 000 on Feb 10, 2024



## 4 Villas for Sale

Quality and Design-Led residential properties for sale in Larnaca, Cyprus

-  3 Bedrooms
-  3 Bathrooms
-  2 Parking
-  Optional Swimming Pool
-  Close to the beach
-  Prime Location

### Everything is close by

- 6 min walk to the beach
- 8 min drive to the town centre
- 2 min walk to restaurants
- 2 min walk to cafes
- 1 min drive to the highway
- 2 min drive to bank
- 1 min drive to hotels
- 5 min drive to clinics
- 15 min drive to Larnaca Airport
- 30 min drive to Nicosia
- 30 min drive to Ayla Napa
- 45 min drive to Limassol
- 90 min drive to Paphos



