

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

Reference ID: #SA33586 Price details: €1,075,000 + VAT Deluxe 4 bedroom villa in Palm Beach area, Larnaca and is around 600m away from the beach and the Palm Beach Hotel. Class A energy efficient. Open plan design. The feature of the villa is large sliding doors that open to covered veranda, garden and swimming pool. Upstairs there are four bedrooms, two of which are en-suited. All bedrooms face the outdoor entertainment area. Pool at Extra cost. Internal area – 236sqm Covered veranda – 40sqm Plot – 673sqm Expected delivery – 18 months from signing



### Property Info

Covered Area	<b>276</b>
Covered Veranda	<b>40</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>673</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA33586</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.974395561333 / 33.665867023125**

## Price: €1 075 000 + VAT

VAT for this property is **€122,457** or **€204,250**. 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>€3 895.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 075 000 on Feb 29, 2024

