

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

Reference ID: #SA33710 Price details: €671,000 +VATA beautifully appointed area that enjoys a front and center position of mesmerizing views of the blue ocean and the city itself. Indulge in quality living with a luxury contemporary villa close to a wide range of amenities and the bustling city of Larnaca. The villas establish the standard for luxury living with its opulent interiors and impressive high standard of finish. Residents will enjoy a spacious villa with a large common swimming pool and gorgeous landscaped gardens overlooking stunning views of a natural environment and the city. The complex boasts an exclusive singular experience that will deliver unmatched fun and beauty in every...



#### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>12-17</b>
Uncovered Veranda	<b>73-88</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>266</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA33710</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

#### Amenities

- Storage room

#### Location

**Location:** Oroklini  
**Coordinates:** **34.97376196391 / 33.669526372658**

Region: **Larnaca**

## Price: €671 000 + VAT

VAT for this property is **€41,042** or **€127,490**. 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>€4 117.00/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>
Phone: <b>+35777000111</b>			

## Price change history

€1 052 000 on Mar 7, 2024  
 €653 000 on Feb 17, 2025  
 €671 000 on Jun 26, 2025



