

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

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.

### Key Features

Unique gated community

89 villas

Unique infrastructure

Clubhouse with a gym, pool,sauna,co-working spaces, and lounge zone

Only 300 meters to endless beaches with turquoise crystal waters

Twenty-minute drive to Larnaca International Airport and ma...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>206</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>359</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>50699</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Storage room

### Location

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

## Price: €876 000 + VAT

VAT for this property is **€77,139** or **€166,440**. 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>€4 252.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|                                          |              |            |                                                                    |
|------------------------------------------|--------------|------------|--------------------------------------------------------------------|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |                                                                    |

## Price change history

€902 000 on May 24, 2024  
 €780 000 on Sep 26, 2024  
 €898 000 on Nov 6, 2024  
 €876 000 on Feb 12, 2025











