

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

New project is just 400 meters from Oroklini's sandy beaches near Lebay Hotel. These 10 contemporary villas offer timeless design and top-quality features. Each villa comes with a private pool, a sizable garden area, and covered parking on large and spacious plots.

### Key Features

Energy class A  
 Photovoltaics system  
 Provision for security cameras  
 Provision for automated gate  
 Provision for air conditioning  
 Central Heating system with 8 units  
 Solar collector with tank capacity of boiler 150 ltrs  
 Overflow swimming pool

### AVAILABILITY

House

Internal area 147 +14 sq.m.

Verandas area 16 sq.m.

Ground floo...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>190</b>	Plot area	<b>588</b>	Reference Number	<b>48106</b>
		Pool	<b>Private, Yes</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

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

## Price: €690 000 + VAT

VAT for this property is **€54,837** or **€131,100**. 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>€3 632.00/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

€679 000 on May 26, 2024

€690 000 on Feb 19, 2025





