

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

This is a unique complex located in the prestigious tourist area of Oroklini, just 300 meters within walking distance of Larnaca’s finest beaches, awarded the highest quality certification – the Blue Flag and the Radisson Beach Hotel. The project is a gated community consisting of 89 villas with its own infrastructure, including a clubhouse that features a gym, sauna, huge luxury common swimming pool 20×10 m., coworking space, lounge area, and a bar. The development also includes several children’s playgrounds, green park areas, and a designated barbecue zone. Within a few minutes’ walk from the complex, residents will find a well-developed infrastructure, ...

#### Property Info

Covered Area	<b>191.6</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>20</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>22145</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
Developer	<b>bbf</b>

#### Amenities

#### Location

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

## Price: €751 000 + VAT

VAT for this property is **€60,119** or **€142,690**. 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>€3 932.00/m<sup>2</sup></b>		

## Representative: bbf

Registration number	<b>N/A</b>	Email	<b>info@bbf.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: <b>+35725315300, +35724342050, +35726962365, +35722373150</b>			

## Price change history

€875 000 on Jun 12, 2024  
 €853 000 on Jun 14, 2024  
 €751 000 on Apr 26, 2026

