

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

Modern 3 bed detached house with roof garden and communal pool in Oroklini. This property is situated just 800 meters from the beach. Easy Access to Both Highway towards Nicosia, Limassol, Agia Napa and Protaras. The village of Oroklini provides all amenities including schools, supermarket, bank, pharmacy, shops, restaurants etc. A short drive to the beach, 5 Star Hotels and a variety of entertainment facilities.



Corner House for sale in Larnaca, Oroklini area. The property consists of separate kitchen, living area and guest wc on the ground floor and the first floor hosts the 3 bedrooms and main bathroom. In addition, there is a beautiful roof garden with provisions for Jac...

### Property Info

Covered Area	<b>110</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>43444</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Oroklini  
**Coordinates:** **34.974635205311 / 33.651428916656**  
**Region:** **Larnaca**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 909.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€350 000 on Aug 5, 2024  
 €335 000 on Sep 17, 2024  
 €320 000 on May 3, 2025

















