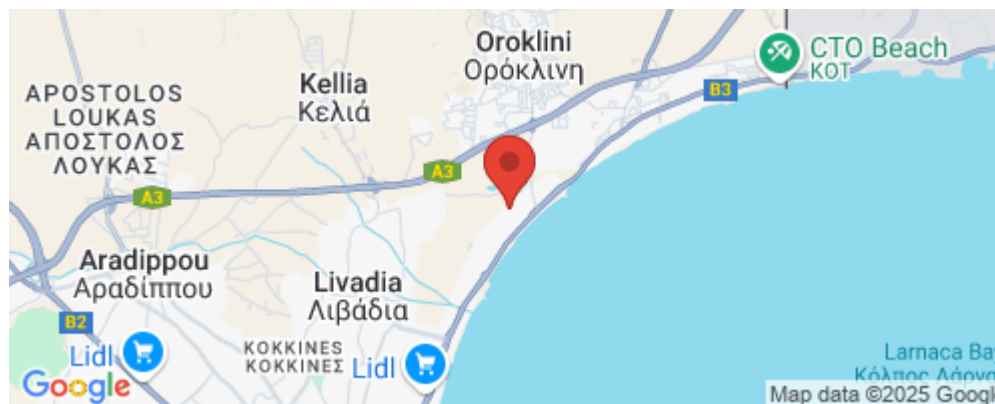


## 5 Bedroom House for Sale in Oroklini, Larnaca District

Charming, Five Bedroom House for Sale in Dekeleia road, Larnaca. The village of Oroklini provides all amenities including school, bank, groceries shop, bakery, pharmacy etc. A short drive to the beach, restaurants, traditional taverns and bars. A 7 minutes' drive to Larnaca center, harbor and beach. Easy access to Larnaca, Nicosia, Agia Napa motorway.



House for sale in Larnaca, Oroklini area. The property is fully furnished and consist of 5 bedrooms, open plan kitchen, living and dining room area, A/C, central heating electrical appliances, alarm system, six cameras, 1 bathroom, 2 shower, 4WC, garden, solar photovoltaic panels, storage room, basement, uncovered parking, swimming ...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>350</b>                  |
| Furnishing       | <b>Furnished</b>            |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>774</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                       |
|------------------|-----------------------|
| Reference Number | <b>40164</b>          |
| Property type    | <b>House</b>          |
| Condition        | <b>Pre-Owned</b>      |
| Bathrooms        | <b>1</b>              |
| View             | <b>Mountains view</b> |

### Amenities

- BBQ zone

### Location

**Location:** Oroklini  
Coordinates: **34.961152771093 / 33.653617580438**

Region: **Larnaca**

## Price: €1 100 000 + VAT

VAT for this property is **€143,000** or **€209,000**. 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>~€40 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 143.00/m<sup>2</sup></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

€1 100 000 on Aug 9, 2024























