

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

Impeccable, 3 Bedroom Villa in Oroklini, Larnaca..This beautiful villa, located in the serene area of Oroklini. 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. Easy access to Larnaca, Ayia Napa, Nicosia motorway.offers a perfect blend of modern comfort and practicality.



The ground floor features an open-plan kitchen, dining, and living area, creating a spacious and inviting environment for daily living and entertaining. Additionally, there is a guest WC on this level for added convenience.

On the upper floor, the villa i...

Property Info		Plot / Area Info		Additional info	
Covered Area	152	Plot area	280	Reference Number	49506
Furnishing	Furnished	Pool	Yes	Property type	House
Heating	Central Heating, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes			Bathrooms	2

## Amenities Location

• Guest WC Location: Oroklini Region: Larnaca

Coordinates: **34.983044** / **33.655884** 



Price: €678 000 + VAT

VAT for this property is €35,149 or €128,820. 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 Excluded

Title transfer fee None

Price per SQM €4 461.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

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## **Price change history**

€880 000 on Dec 1, 2024 €659 000 on Mar 8, 2025 €678 000 on Sep 25, 2025

















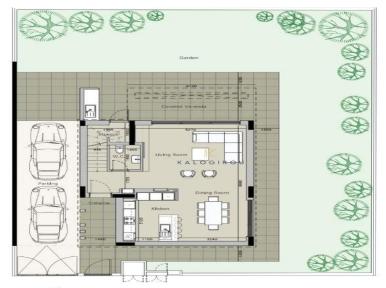




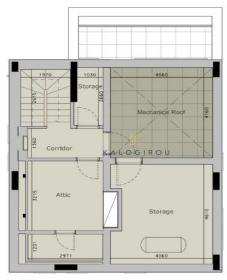








ground floor



2nd floor