

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.

## Property Info

Covered Area	<b>151</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>280</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>49506</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

## Amenities

## Location

• Guest WC

**Location:** Oroklini      Region: **Larnaca**  
**Coordinates:** **34.983044 / 33.655884**

## Price: €659 000 + VAT

VAT for this property is **€33,561** or **€125,210**. 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>€4 364.00/m²</b>		

## Representative: Kalogirou Real Estate

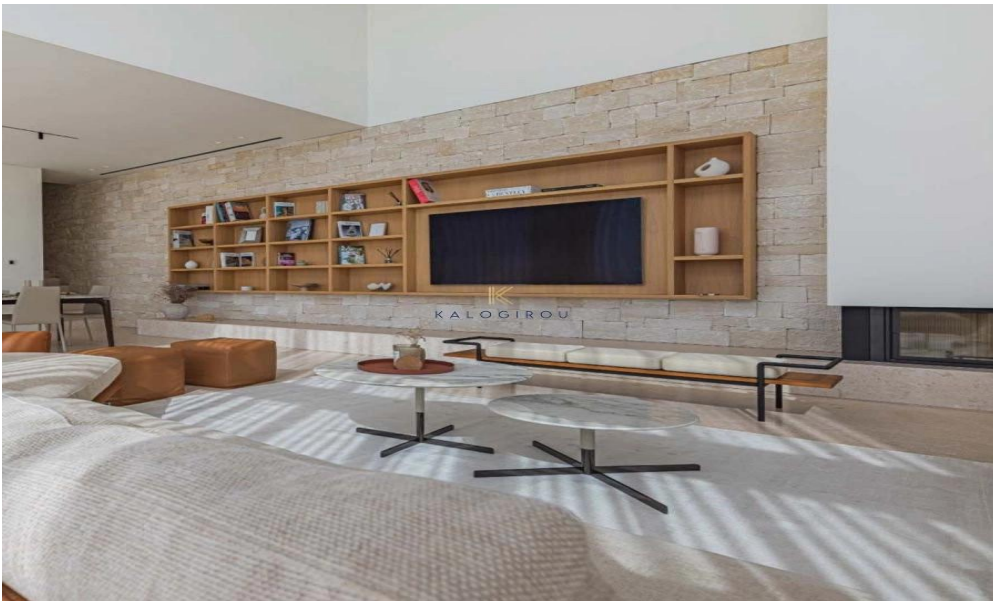
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

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

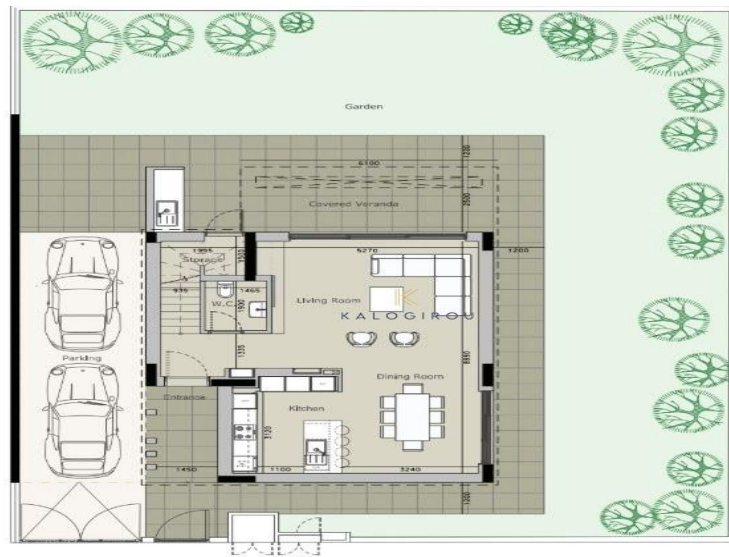












ground floor



2nd floor