

4 Bedroom House for Sale in Oroklini, Larnaca District

Deluxe 4-Bedroom Villa – Palm Beach Area, 700m from the Sea

This beautifully designed Class A Energy Efficient villa offers modern elegance and practical comfort in one of Larnaca's most desirable seaside neighborhoods. Located just 700 meters from the beach and the Palm Beach Hotel, it is the perfect blend of convenience, privacy, and luxury.

Design & Layout

Internal Size: 196 m²

Plot Size: 613 m² – spacious and landscaped, ideal for family living and outdoor entertainment

Bedrooms: 4 deluxe bedrooms, designed with generous proportions

Bathrooms/W.Cs: 5 in total – including en-suite options and guest facilities

Living Spaces: Open-p...



Property Info

Covered Area **201**
Energy Efficiency **A**

Plot / Area Info

Plot area **613**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **1759**
Property type **House**
Condition **Under Construction**
Construction Year **2025**
Bathrooms **3**

Amenities

- Parking

Location

Location: Oroklini Region: **Larnaca**
Coordinates: **34.975806 / 33.666833**

Price: €1 250 000 + VAT

VAT for this property is **€106,903** or **€237,500**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €6 219.00/m² | | |

Representative: MySpace

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|--|--------------|------------|--|
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Price change history

€955 000 on Sep 21, 2023
 €1 050 000 on Sep 30, 2025
 €1 250 000 on Nov 14, 2025



