


4 Bedroom House for Sale in Oroklini, Larnaca District

4-Bedroom Contemporary Villa near the Beach - Oroklini, Larnaca 

This elegant and energy-efficient 4-bedroom villa is located just 600 meters from the beach in the prestigious Palm Beach area of Oroklini, Larnaca. Set on a spacious 673 m² plot, the home offers 233 m² of internal living space designed to blend timeless sophistication with modern functionality.

The villa features a bright open-plan layout, with expansive energy-efficient sliding glass doors that connect indoor living to the beautifully landscaped outdoor areas. The spacious ground floor includes a large living and dining space with direct access to the garden, swimming pool, and a covered outdoor lounge -...

Property Info

Covered Area **233**
Energy Efficiency **N/A**

Plot / Area Info

Plot area **673**
Parking **Covered, Yes**

Additional info

Reference Number **1771**
Property type **House**
Condition **Under Construction**
Construction Year **2026**
Bathrooms **5+**

Amenities

- Parking

Location

Location: Oroklini Region: **Larnaca**
Coordinates: **34.974417 / 33.665861**

Price: €1 350 000 + VAT

VAT for this property is **€134,826** or **€256,500**. 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 | €5 794.00/m² | | |

Representative: MySpace

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

€1 075 000 on Sep 21, 2023
 €1 150 000 on Sep 30, 2025
 €1 350 000 on Nov 14, 2025



