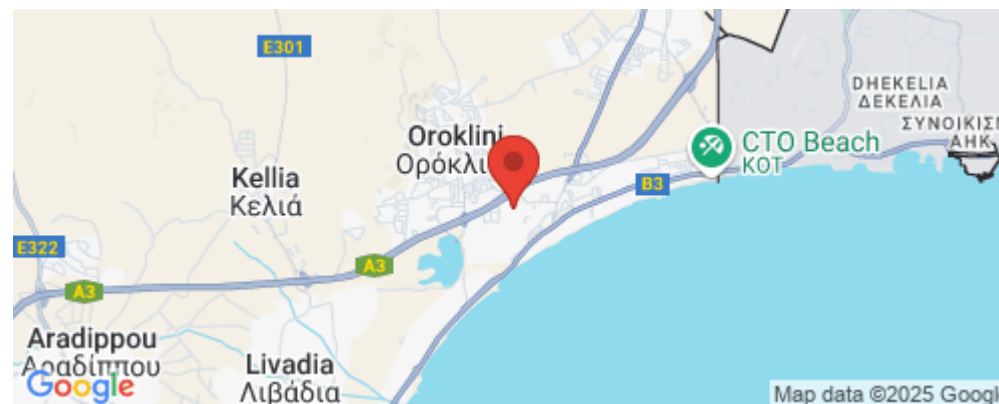


## 4 Bedroom House for Sale in Oroklini, Larnaca District

Deluxe 4 bedroom 5 bathroom/w.cs in a large plot of 673 square meters. Internal size of Villa 236 square meter. Open plan design. Just 600 meters away from Beach at Palm Beach Hotel area.



Swimming Pool as per plans skimmers and liner extra cost €25 000 plus VAT.

| Property Info  |            | Plot / Area Info                          |            | Additional info        |                           |
|--|------------|---|------------|------------------------|---------------------------|
| Covered Area   | <b>233</b> | Plot area                                 | <b>673</b> | Reference Number       | <b>1771</b>               |
| Energy Efficiency  | <b>N/A</b> |   |            | Property type          | <b>House</b>              |
|  |            |   |            | Condition              | <b>Under Construction</b> |
|  |            |   |            | Construction Year      | <b>2025</b>               |
|  |            |   |            | Bathrooms              | <b>5+</b>                 |
| Amenities  |            | Location                                  |            |                        |                           |
| <ul style="list-style-type: none"> <li>Storage room</li> </ul> |            | <b>Location:</b> Oroklini                 |            | Region: <b>Larnaca</b> |                           |
|  |            | Coordinates: <b>34.974417 / 33.665861</b> |            |                        |                           |

## Price: €1 075 000 + VAT

VAT for this property is **€107,362** or **€204,250**. 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>€4 614.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 075 000 on Sep 21, 2023





