

4 Bedroom House for Sale in Oroklini, Larnaca District

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

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		Plot / Area Info		Additional info	
Covered Area	233	Plot area	673	Reference Number	1771
Energy Efficiency	N/A	Parking	Covered, Yes	Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	5+

Amenities	Location	Region
• Parking	Location: Oroklini Coordinates: 34.974417 / 33.665861	Larnaca

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.

VAT	Excluded	Title transfer fee Price per SQM	None €5 794.00/m²	Common expenses	None
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Representative: MySpace

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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



