

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

Plot / Area Info

Additional info

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

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

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

Amenities

Location

- Parking

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

Price: €1 150 000 + VAT

VAT for this property is **€114,852** or **€218,500**. 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	None	Common expenses	None
		Price per SQM	€4 936.00/m²		

Representative: MySpace

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

Price change history

€1 075 000 on Sep 21, 2023

€1 150 000 on Sep 30, 2025



