

## 5,352m<sup>2</sup> Plot for Sale in Oroklini, Larnaca District

Residential Land for Sale – Hills of Oroklini, Larnaca



A rare opportunity to acquire a south-facing plot of land located on the elevated hills of Oroklini village, offering breathtaking panoramic views of Larnaca Bay and the city skyline. This prime piece of real estate is ideal for residential development in a tranquil yet highly accessible setting.

### Key Features:

- Total Land Area: 5,352 m<sup>2</sup>
- Building Density: 90%
- Coverage Ratio: 50%
- Maximum Floors Allowed: 2
- Maximum Building Height: 8.3 meters
- Orientation: South-facing – optimal natural light and sea views

### Location Highlights:

- Elevated position...

### Property Info

Covered Area **10**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **5352**

### Additional info

Reference Number **1774**  
Property type **Land and Plots**  
Condition **Brand New**

### Amenities

### Location

**Location:** Oroklini      Region: **Larnaca**  
**Coordinates:** **34.980556 / 33.651833**

## Price: €2 000 000 + VAT

VAT for this property is **€100,000** or **€380,000**. 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>€374.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 150 000 on Sep 21, 2023  
 €1 250 000 on Dec 14, 2023  
 €1 350 000 on Feb 14, 2024  
 €1 550 000 on Jan 7, 2025  
 €1 750 000 on Feb 17, 2025  
 €2 000 000 on Apr 10, 2025

