

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

Functional, 4 Bedroom Villa in Oroklini, Larnaca..This beautiful villa, located in the serene area of Oroklini. The village of Oroklini provides all amenities including schools, supermarket, bank, pharmacy, shops, restaurants etc. A short drive to the beach, 5 Star Hotels and a variety of entertainment facilities. Easy access to Larnaca, Ayia Napa, Nicosia motorway.offers a perfect blend of modern comfort and practicality.



The ground floor features an open-plan kitchen, dining, and living area, creating a spacious and inviting environment for daily living and entertaining. Additionally, there is a guest WC on this level for added convenience.

On the upper floor, the villa i...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	152 Central Heating, Yes All rooms, Yes	Plot area Pool Parking	264 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	49474 House Brand New 2

## Amenities Location

• Guest WC

Location: Oroklini

Region: Larnaca

Coordinates: **34.983044** / **33.655884** 



Price: €863 000 + VAT

VAT for this property is €44,740 or €163,970. 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>Exclude</b>	Evaluded	Title transfer fee	None	Common ovnoncos	None
	Excluded	Price per SOM	€5 678.00/m <sup>2</sup>	Common expenses	None

## Representative: Kalogirou Real Estate

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## **Price change history**

€863 000 on Jan 14, 2025







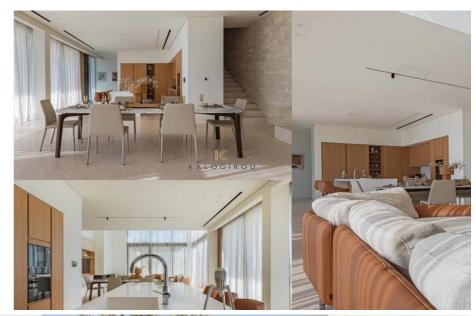














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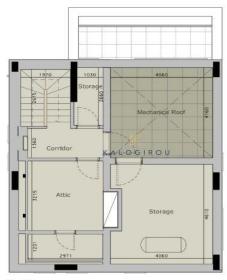








ground floor



2nd floor