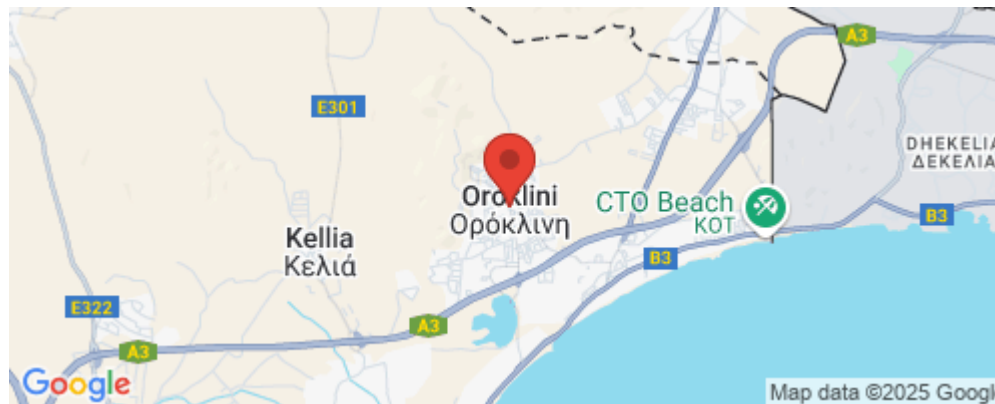


## 4 Bedroom House for Sale in Oroklini, Larnaca District

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

Covered Area **152**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **264**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **49474**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Guest WC

### Location

**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>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 678.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

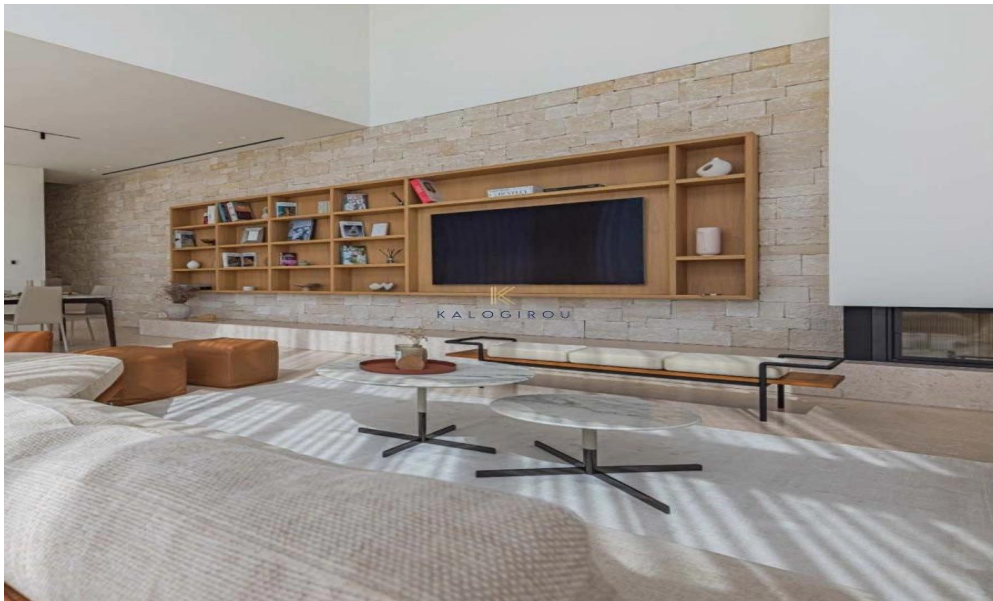
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€863 000 on Jan 14, 2025

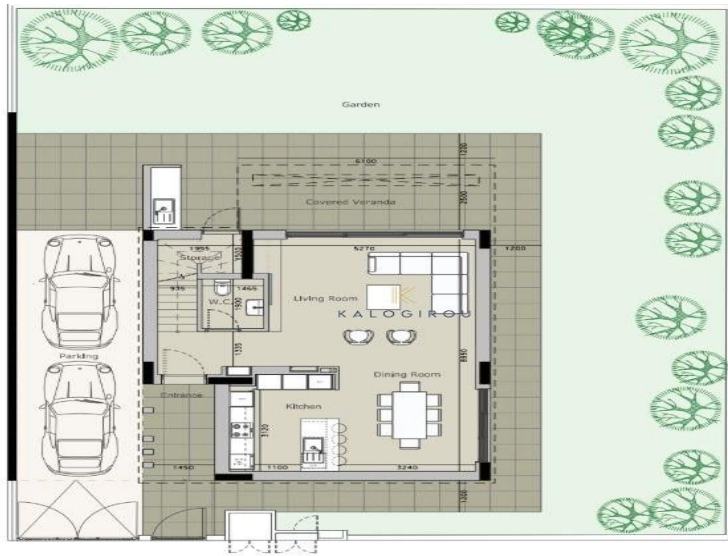












ground floor



2nd floor