

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

Five Bedroom Detached Villa For Sale in Oroklini, Larnaca – Title Deeds (New Build Process) **PRICE REDUCTION !!** (was €1,139.00 + VAT) A large gated community complex with communal and private swimming pools, gorgeous landscaped gardens and overlooking stunning views of a natural environment only 300 meters away from endless beaches. 89 Three, four and five bedroom Villas establish the standard for premium living with its warm minimalistic interior design and impressive indoor facilities for permanent living. There is an on-site clubhouse and a communal gym and sauna to enhance your daily living. - Master bedroom with ensuite facilities and fitt...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>245</b>	Plot area	<b>241</b>	Reference Number	<b>bui001n5</b>
				Property type	<b>House</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Oroklini      Region: **Larnaca**  
**Coordinates:** **34.983 / 33.65**

## Price: €1 130 000 + VAT

VAT for this property is **€117,843** or **€214,700**. 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>€4 612.00/m²</b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€984 000 on Jan 18, 2025  
 €1 139 000 on Oct 14, 2025  
 €1 130 000 on Jan 31, 2026















## 5 br villa

PRIVATE INTERIOR	180 m <sup>2</sup>
AUXILIARY	49.60 m <sup>2</sup>
COVERED VERANDA	12 m <sup>2</sup>
TOTAL INTERNAL AREA	241.60 m <sup>2</sup>

