

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

- 3 bedrooms
- 3 W/C
- Internal Area 152m<sup>2</sup>
- Covered Verandas 16m<sup>2</sup>
- Plot 408m<sup>2</sup>
- Garden
- Attic 37m<sup>2</sup>
- 2 Parking Spaces
- Communal Swimming Pool
- Underfloor Heating
- A/C
- Gated Complex
- Gym & Sauna
- Playground
- Storage
- Photovoltaic Panels
- 300m from beaches



### Property Info

Covered Area	<b>152</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>408</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9862</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Oroklini  
**Coordinates:** **34.982261120333 / 33.656432047942**

Region: **Larnaca**



## Price: €898 000 + VAT

VAT for this property is **€46,554** or **€170,620**. 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>€5 908.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

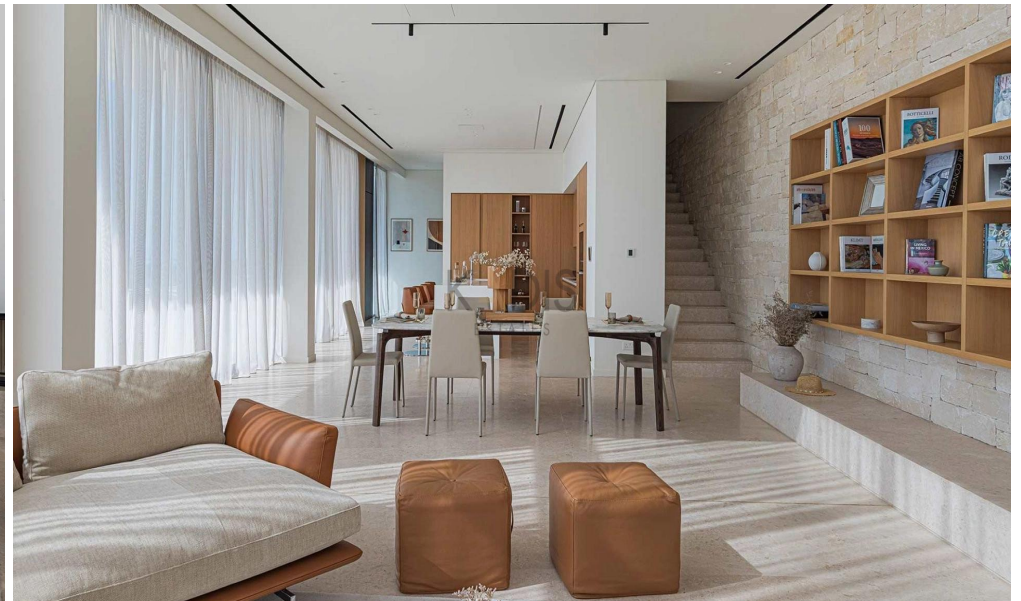
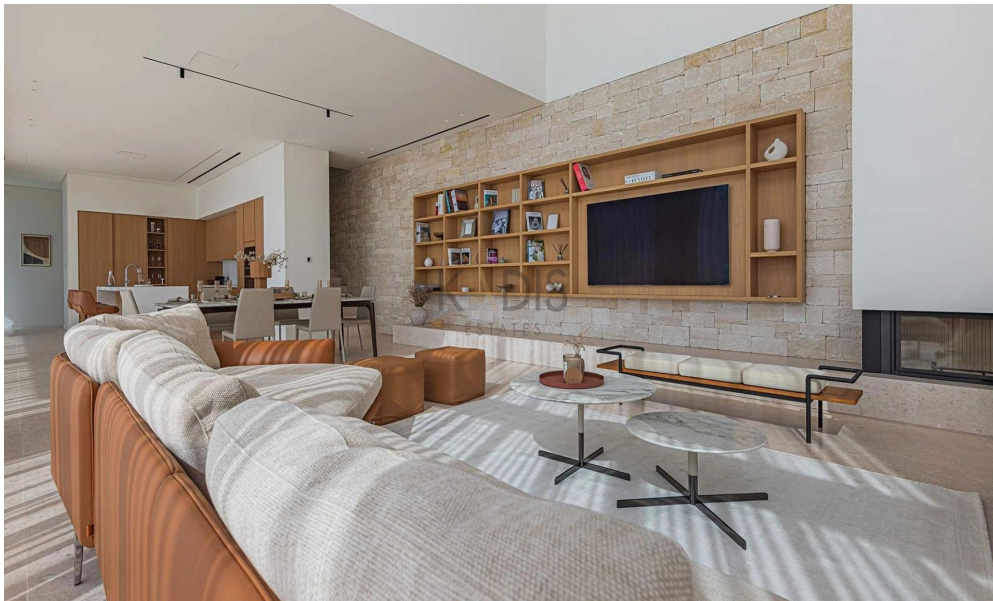
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€899 000 on Jan 25, 2025

€898 000 on Feb 8, 2025







- m<sup>2</sup>
206.50 m<sup>2</sup>  
 total covered area
- gf: 72.90 m<sup>2</sup>  
ff: 79.20 m<sup>2</sup>  
attic room: 38 m<sup>2</sup>  
cov. veranda: 16.4 m<sup>2</sup>
- 4  
 bedrooms
- 3  
 bathrooms
- 2  
 parking spaces
- 3  
 storage spaces

