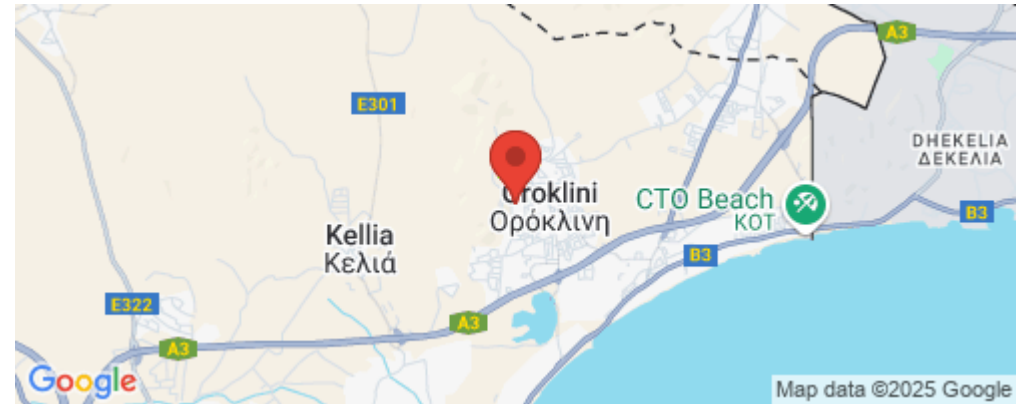


## 3 Bedroom House for Sale in Oroklini, Larnaca District

Three Bedroom Detached Villa For Sale in Oroklini, Larnaca – Title Deeds (New Build Process) \*\*\* SPECIAL OFFER PRICE!! – Was €760,000 + VAT \*\*\* (Price valid until May 2025) Striking facades feature accent natural stone and hardwood highlights. The distinctive roof on this villa overhangs and deep-set full-height windows on the ground floor and waist-height windows on the first floor allow maximum light to penetrate, whilst offering UV protection to furniture and fabrics. A walled garden contains a swimming pool, sun deck and outdoor dining area/bar. There is also a shaded off-street parking space for two vehicles. Generous living spaces present tre...



### Property Info

### Plot / Area Info

Covered Area **189**

### Additional info

Reference Number **loz001n3**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

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

## Price: €699 000 + VAT

VAT for this property is **€55,143** or **€132,810**. 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>€3 698.00/m<sup>2</sup></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

€699 000 on Feb 13, 2025

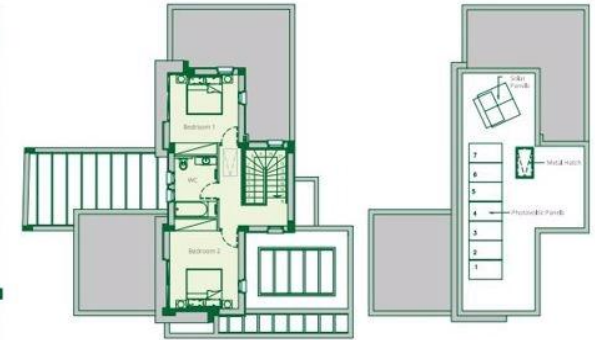








Ground Floor



First Floor

Roof

Beds	Baths / WC	Parking Spaces	Plot Area (m <sup>2</sup> )	Total Covered Area (m <sup>2</sup> ) including covered verandas	Uncovered Paved Areas (m <sup>2</sup> ) including under pergolas and parking	Total Green Area (m <sup>2</sup> )	Optional Swimming Pool (m <sup>2</sup> )
3	3	2	377.50	189.8	164.2	64	24