

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

Dreaming, 4 Bedroom Villa with Pool for sale in Oroklini area, 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 fir...

Property Info		Plot / Area Info		Additional info	
Carrage d. Arrag	150	Distance	250	Reference Number	50865
Covered Area	152	Plot area	359	Property type	House
Heating	Central Heating, Yes	Pool	Yes		
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition Bra	<b>Brand New</b>
				Bathrooms	2

## **Amenities** Location

• Guest WC Location: Oroklini Region: Larnaca



Price: €798 000 + VAT

VAT for this property is **€41,370** or **€151,620**. 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	Excluded	Title transfer fee	None		None
		Price per SOM	€5 250.00/m <sup>2</sup>	Common expenses	None

## Representative: Kalogirou Real Estate

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License number	569/E	Legal name	N/A

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## **Price change history**

€876 000 on Mar 8, 2025 €798 000 on Sep 25, 2025





























:ground level