

## 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

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

### Plot / Area Info

Plot area	<b>359</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>50865</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Oroklini Region: **Larnaca**

## Price: €900 000 + VAT

VAT for this property is **€46,658** or **€171,000**. 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>€5 921.00/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>
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## Price change history

€876 000 on Mar 8, 2025  
 €798 000 on Sep 25, 2025  
 €900 000 on Dec 5, 2025







