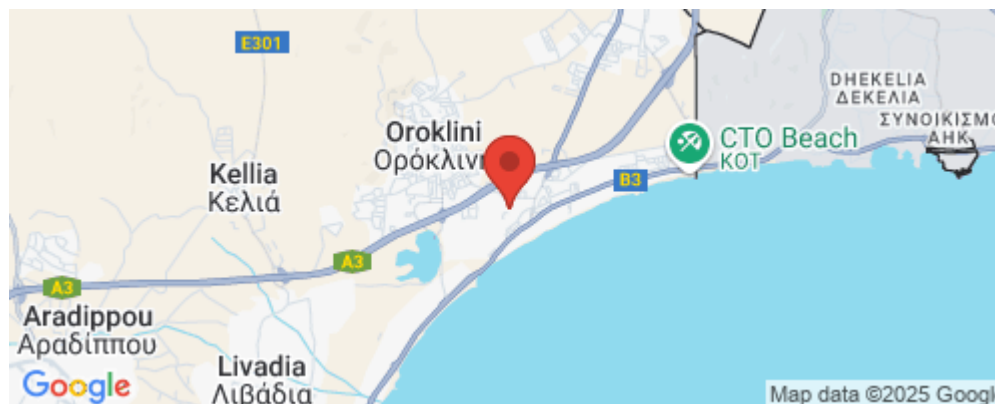


## 3 Bedroom House for Sale in Oroklini, Larnaca District

This is a large gated community complex with common and private swimming pools, gorgeous landscaped gardens, and stunning views of a natural environment only in 300 meters to endless beaches. The 89 villas establish the standard for premium living with its warm minimalism interiors and impressive indoor facilities for permanent living.



Each villa includes

- warm minimalistic design with high-standard finishes, built-in furniture & sanitary ware
- underfloor heating and air conditioning systems
- security and fireproof entrance door
- thermal aluminum window frames with double glazing
- laminated flooring in living ar...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>171</b>                     |
| Covered Veranda  | <b>20</b>                      |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                    |
|-----------|--------------------|
| Plot area | <b>294</b>         |
| Pool      | <b>Common, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>3980</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

### Amenities

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.973636666475 / 33.669093847275**

## Price: €694 000 + VAT

VAT for this property is **€46,632** or **€131,860**. 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>~€24 360.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 058.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€694 000 on Apr 18, 2025









Villa  
Three-Bedroom HT

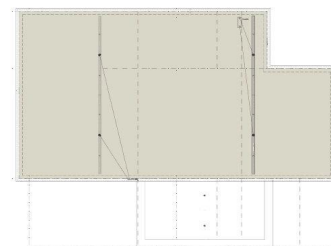
$162.70 \text{ m}^2$   
 total covered area  
 gf:  $71.70 \text{ m}^2$   
 1f:  $79.80 \text{ m}^2$   
 cov. veranda:  $11.20 \text{ m}^2$   
 3 bedrooms  
 3 bathrooms  
 2 parking spaces



ground floor



1st floor



2nd floor

typical floorplans