

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

Three-bedroom, two-storey villa with an internal area of 151.6 m<sup>2</sup> and a 290 m<sup>2</sup> plot is located in 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
- &#8...

| <b>Property Info</b>   |                                | <b>Plot / Area Info</b> |                    | <b>Additional info</b> |                           |
|------------------------|--------------------------------|-------------------------|--------------------|------------------------|---------------------------|
| Covered Area           | <b>171</b>                     |                         |                    | Reference Number       | <b>3984</b>               |
| Covered Veranda        | <b>20</b>                      | Plot area               | <b>290</b>         | Property type          | <b>House</b>              |
| Total Number of Floors | <b>2</b>                       | Pool                    | <b>Common, Yes</b> | Condition              | <b>Under Construction</b> |
| Heating                | <b>Underfloor Heating, Yes</b> |                         |                    | Bathrooms              | <b>2</b>                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |                         |                    |                        |                           |

| <b>Amenities</b> | <b>Location</b>                                       |
|------------------|---|
|                  | <b>Location:</b> Oroklini                             |
|                  | Region: <b>Larnaca</b>                                |
|                  | Coordinates: <b>34.973636666475 / 33.669093847275</b> |

## Price: €712 000 + VAT

VAT for this property is **€47,841** or **€135,280**. 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<br>Price per SQM | <b>None</b><br><b>€4 164.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€693 000 on Apr 18, 2025

€712 000 on Aug 9, 2025





Villa  
Three-Bedroom H1

**162.70 m<sup>2</sup>**  
total covered area

3 bathrooms

2 parking spaces

3 bedrooms

