


### 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 it's 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...

#### Property Info

#### Plot / Area Info

#### Additional info

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

#### Amenities

#### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.973636666475 / 33.669093847275**

## Price: €773 000 + VAT

VAT for this property is **€51,940** or **€146,870**. 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>€4 520.00/m<sup>2</sup></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  
 €773 000 on Feb 28, 2026





typical floorplans

Villa  
Three-Bedroom H1

- m<sup>2</sup> 162.70 m<sup>2</sup>  
total covered area
- 3 bathrooms
- 2 parking spaces
- 3 bedrooms

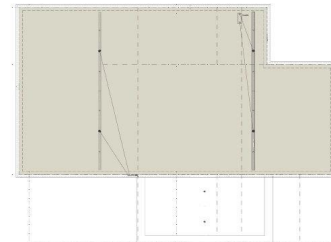
gf: 71.70 m<sup>2</sup>  
1f: 79.80 m<sup>2</sup>  
cov. veranda: 11.20 m<sup>2</sup>



ground floor



1st floor



2nd floor