

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>171</b>			Reference Number	<b>3986</b>
Covered Veranda	<b>20</b>	Plot area	<b>339</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
	Coordinates: <b>34.973636666475 / 33.669093847275</b>

## Price: €735 000 + VAT

VAT for this property is **€49,387** or **€139,650**. 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 Price per SQM	<b>None</b> <b>€4 298.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€715 000 on Apr 18, 2025

€735 000 on Aug 9, 2025





Villa  
Three-Bedroom HI

162.70 m<sup>2</sup>  
Total covered area  
gt: 71.70 m<sup>2</sup>  
gt: 3.60 m<sup>2</sup>  
Cov. veranda: 11.20 m<sup>2</sup>

3 bathrooms  
2 parking spaces

3 bedrooms

