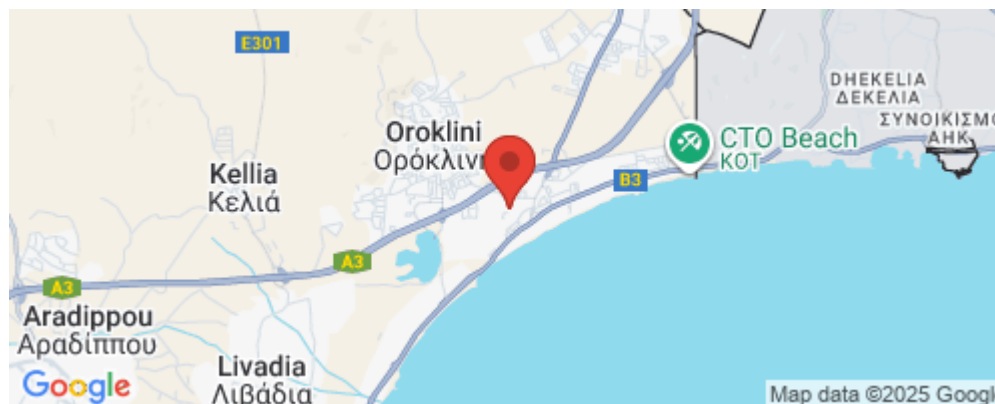


## 3 Bedroom House for Sale in Oroklini, Larnaca District

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>162</b>
Covered Veranda	<b>11</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>266</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>3987</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location



**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.973636666475 / 33.669093847275**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €671 000 + VAT

VAT for this property is **€40,509** or **€127,490**. 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>€4 142.00/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

€653 000 on Apr 18, 2025

€671 000 on Aug 9, 2025





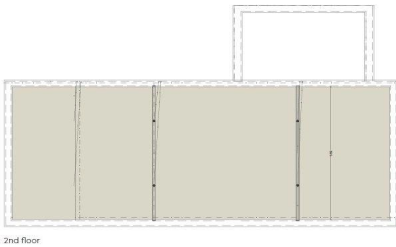
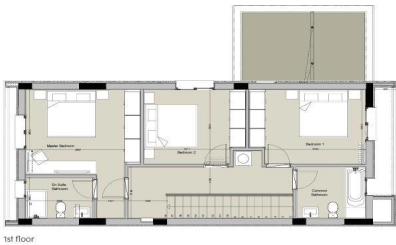
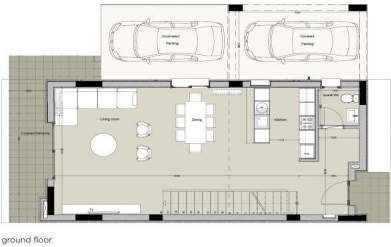
Villa  
Three-Bedroom H2

171.60m<sup>2</sup>  
total covered area  
gf: 72.90 m<sup>2</sup>  
ff: 78.70 m<sup>2</sup>  
cov. veranda: 20.00 m<sup>2</sup>

3  
bedrooms

3  
bathrooms

2  
parking spaces



phase 1

