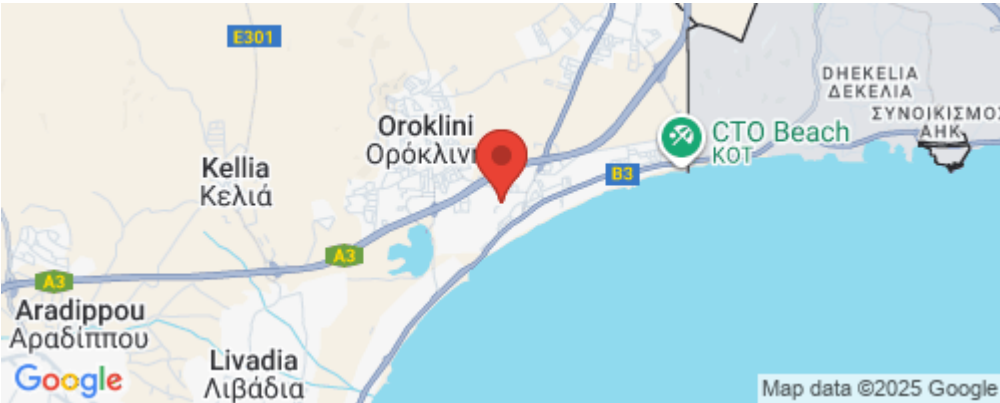


3 Bedroom House for Sale in Oroklini, Larnaca District

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 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
  - thermal aluminum window frames with double glazing
  - laminated flooring in living ar...

| Property Info          |                         | Plot / Area Info |             | Additional info  |                    |
|------------------------|-------------------------|------------------|-------------|------------------|--------------------|
| Covered Area           | 162                     |                  |             | Reference Number | 3988               |
| Covered Veranda        | 11                      |                  |             | Property type    | House              |
| Total Number of Floors | 2                       | Plot area        | 280         | Condition        | Under Construction |
| Heating                | Underfloor Heating, Yes | Pool             | Common, Yes | Bathrooms        | 2                  |
| Air Conditioning       | All rooms, Yes          |                  |             |                  |                    |
| Amenities              | Location                |                  |             |                  |                    |



**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.973636666475 / 33.669093847275**

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

## Price: €678 000 + VAT

VAT for this property is **€40,931** or **€128,820**. 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>€4 185.00/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

€659 000 on Apr 18, 2025

€678 000 on Aug 9, 2025









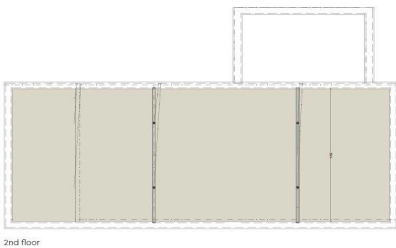
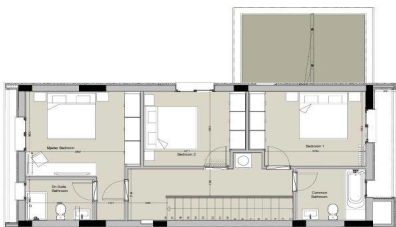
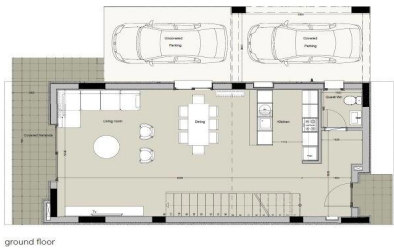
Villa  
Three-Bedroom H2

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

