

## 4 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>205</b>                     |                         |                    | Reference Number       | <b>3990</b>               |
| Covered Veranda        | <b>16</b>                      | Plot area               | <b>359</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: €900 000 + VAT

VAT for this property is **€78,805** or **€171,000**. 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>€4 390.00/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

€876 000 on Apr 18, 2025

€900 000 on Aug 9, 2025





phase 1

