

### 3 Bedroom House for Sale in Voroklini Tourist Area, Larnaca District

Located in a quiet gated complex just 400m from a Blue Flag sandy beach, this elegant 3-bedroom house offers the perfect combination of modern comfort and convenient living. The area provides easy access to UCLAN Cyprus in Pyla and the American University of Cyprus in Livadia, as well as all essential amenities including supermarkets, banks, pharmacies, and shops. Larnaca International Airport is only a 15-minute drive, and the famous Aya Napa and Protaras resorts are just 25 minutes away. ✖

#### Key Features:

- 3 ensuite bedrooms and a guest WC
- Modern open-plan living areas with high ceilings
- Provision for underfloor heating and air conditioning
- Opt...

#### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>27</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>307</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>4844</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Voroklini Tourist Area  
 Coordinates: **34.977610273204 / 33.679050207138**

Region: **Larnaca**

## Price: €675 000 + VAT

VAT for this property is **€41,287** or **€128,250**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 141.00/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

€565 000 on May 16, 2025

€625 000 on Aug 1, 2025

€675 000 on Sep 27, 2025







