

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

For sale a modern, luxurious villa with a private garden on the beach a few minutes from the center of Larnaca. The rooftop terrace offers panoramic views of the mountains and the sea. An iridescent pool measuring 4x8. Barbecue area. VRV air conditioning system. Heated floors. Fireplace. Photovoltaic panels with a capacity of 3kW are installed on the roof for maximum energy savings. Premium finishing materials and plumbing. There are different types of plants in the garden. Direct access to the beach. On the ground floor of the villa there is a spacious living room with sea views, access to the veranda and an open-plan kitchen, a guest bathroom. On the second floor there are three be...

### Property Info

Covered Area	<b>257</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>154421</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Oroklini Region: **Larnaca**

## Price: €2 350 000 + VAT

VAT for this property is **€254,477** or **€446,500**. 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>€9 144.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€2 350 000 on May 20, 2025





