

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

Amazing Three - bedrooms Villa in Oroklini Area, Larnaca. Amazing location, close to all amenities, such as schools, supermarkets, bank, bakeries etc. Very easy access to Larnaca, Ayia Napa, Nicosia motorway. A short drive to Larnaca Center. Excellent access to the tourist area of Oroklini and other points of interest such as Oroklini Beach.

Villa for sale in a prime location in Larnaca City Center. The property has 170sq.m of internal covered area into 367sq.m of plot and it consists of an open plan kitchen, a lovely living room and a guest W/C. On the first floor, this modern villa consists of three bedrooms, two en - suite bathrooms with W/C and one main bathroom with W/C. ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>170</b>	Plot area	<b>367</b>	Reference Number	<b>51781</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Oroklini Coordinates: <b>34.960112224579 / 33.652167345555</b>	<b>Larnaca</b>

## Price: €620 000 + VAT

VAT for this property is **€41,212** or **€117,800**. 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 Price per SQM	<b>None</b> <b>€3 647.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€620 000 on May 28, 2025

