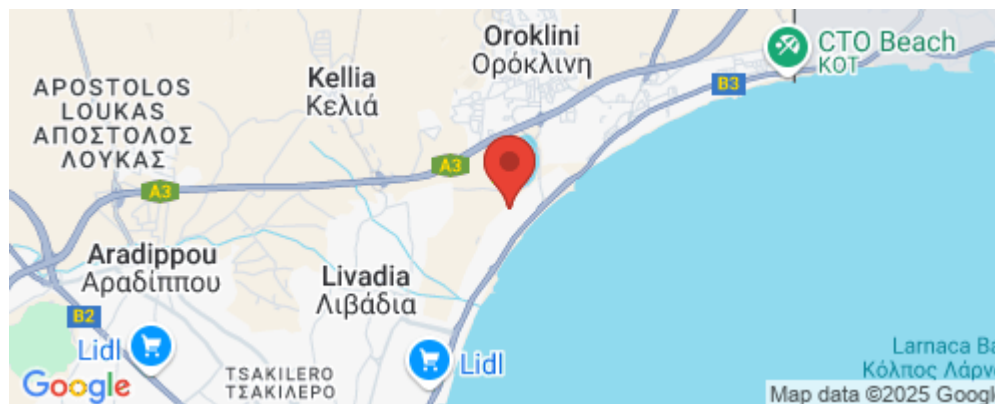


## 3 Bedroom House for Sale in Oroklini, Larnaca District

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

Covered Area **170**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **367**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **51781**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Oroklini  
Coordinates: **34.960112224579 / 33.652167345555**  
Region: **Larnaca**

**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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 647.00/m<sup>2</sup></b> |                 |             |

**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: +35724003723 |              |            |                                     |

**Price change history**

€620 000 on May 28, 2025

