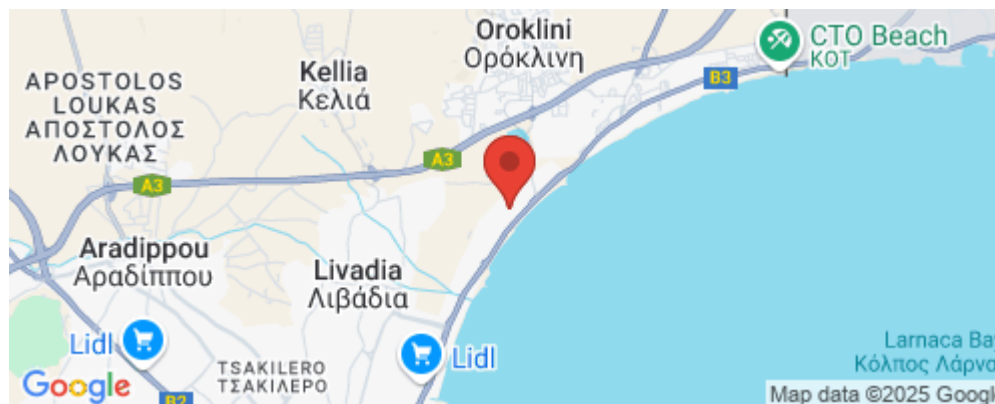


## 4 Bedroom House for Sale in Oroklini, Larnaca District

Stunning Four – 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 370sq.m of plot and it consists of an open plan kitchen, a lovely living room, one guest W/C and one bedroom with en – suite shower with W/C on the ground floor. On the first floor, this modern villa consists of three bedrooms ...

### Property Info

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

### Plot / Area Info

Plot area **370**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **51822**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

- Guest WC

### Location

**Location:** Oroklini  
Coordinates: **34.959378 / 33.653524**  
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 30, 2025

