

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

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

...

### 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 **51824**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Oroklini                      Region: **Larnaca**  
 Coordinates: **34.959378 / 33.653524**

## 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: <b>+35724003723</b>			

## Price change history

€620 000 on May 30, 2025

