

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

For sale: Modern villa under construction in the sought-after area of Oroklini. This spacious property offers an internal living space of 151.6 m<sup>2</sup>, designed for both comfort and convenience. The home features three generous bedrooms and a well-appointed bathroom, ideal for families or those seeking extra space for guests or a home office.



The villa is being built to the highest standards, boasting an A+ energy efficiency rating, central air conditioning, and underfloor heating for year-round comfort. Located within a secure gated complex, residents will enjoy peace of mind and access to a private gym, promoting a healthy and active lifestyle.

Oroklini is known for its tranq...

#### Property Info

Covered Area **152**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**

#### Additional info

Reference Number **26209**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**

#### Amenities

- Gym

#### Location

**Location:** Oroklini  
 Coordinates: **34.973267906184 / 33.660797026693**

Region: **Larnaca**

## Price: €735 000 + VAT

VAT for this property is **€38,104** or **€139,650**. 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>€4 836.00/m<sup>2</sup></b>		

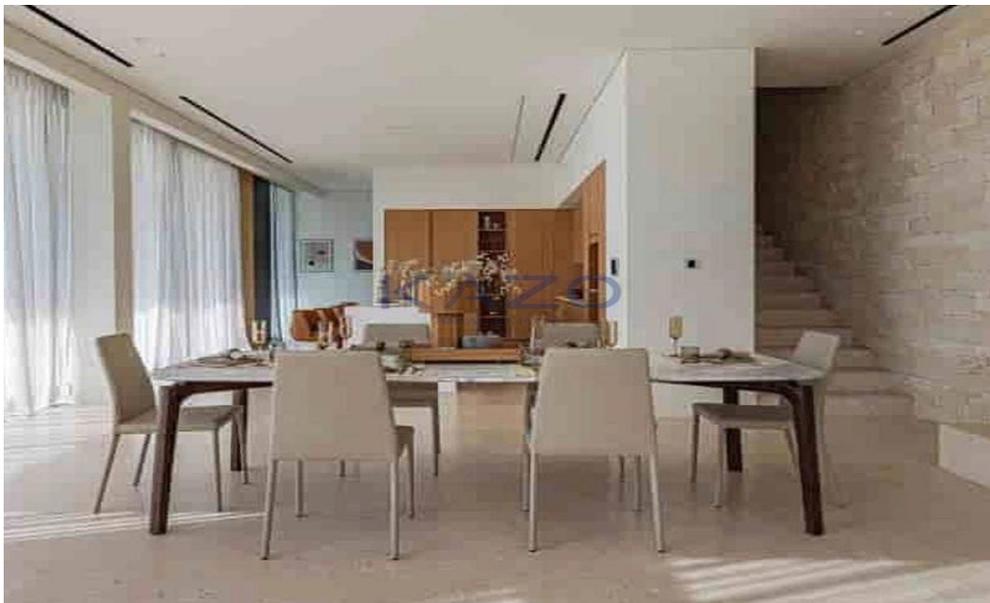
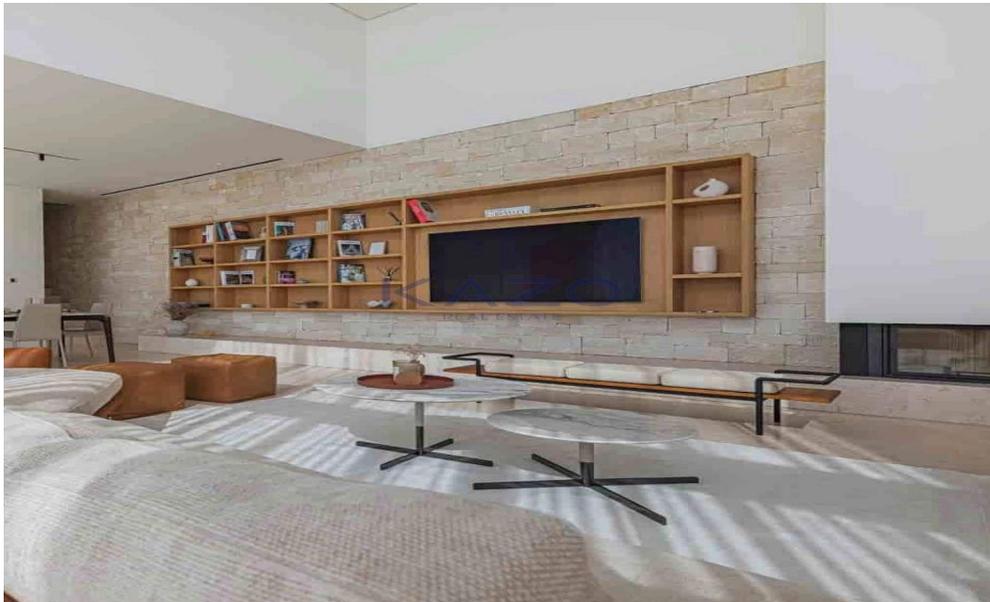
## Representative: Kazo Real Estate

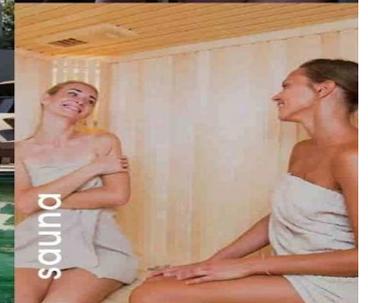
Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€735 000 on Jun 24, 2025









1st floor

