

## 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  
Heating  
Air Conditioning

**152**  
**Underfloor Heating, Yes**  
**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>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€735 000 on Jun 24, 2025







