

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 m², 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		Plot / Area Info		Additional info	
Covered Area	152	Pool	Yes	Reference Number	26209
Heating	Underfloor Heating, Yes			Property type	House
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	1
Amenities	Location				
• Gym	Location: Oroklini		Region: Larnaca		
	Coordinates: 34.973267906184 / 33.660797026693				

**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**

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**Price change history**

€735 000 on Jun 24, 2025













