

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

For sale: Modern villa under construction in the desirable Oroklini area, offering both comfort and practical design. With an internal space of 152.1  square meters, this property features a thoughtful layout with 4 spacious bedrooms and 1 bathroom, ideal for families.

The villa is built to high energy efficiency standards, rated A+, ensuring low energy costs and a smaller environmental footprint. Enjoy a comfortable living experience year-round with a central AC system and underfloor heating. The property is set within a gated complex, providing privacy and peace of mind. Residents benefit from exclusive access to a well-equipped gym, promoting a healthy and active lifestyle.

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### Property Info

Covered Area	<b>152</b>	Plot / Area Info	Additional info	
Heating	<b>Underfloor Heating, Yes</b>	Pool	Reference Number	<b>26213</b>
Air Conditioning	<b>All rooms, Yes</b>	<b>Yes</b>	Property type	<b>House</b>
			Condition	<b>Brand New</b>
			Bathrooms	<b>1</b>

### Amenities

Amenities	Location	
• Gym	<b>Location:</b> Oroklini	Region: <b>Larnaca</b>

Coordinates: **34.973267906184 / 33.660797026693**

## Price: €900 000 + VAT

VAT for this property is **€46,658** or **€171,000**. 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 Price per SQM	<b>None</b> <b>€5 921.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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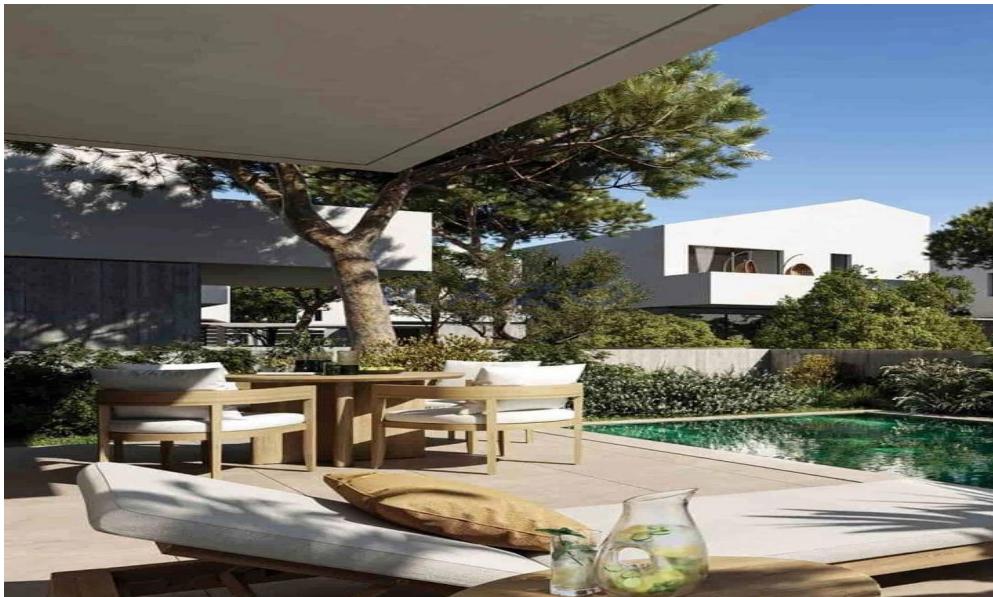
## Representative: Kazo Real Estate

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>			

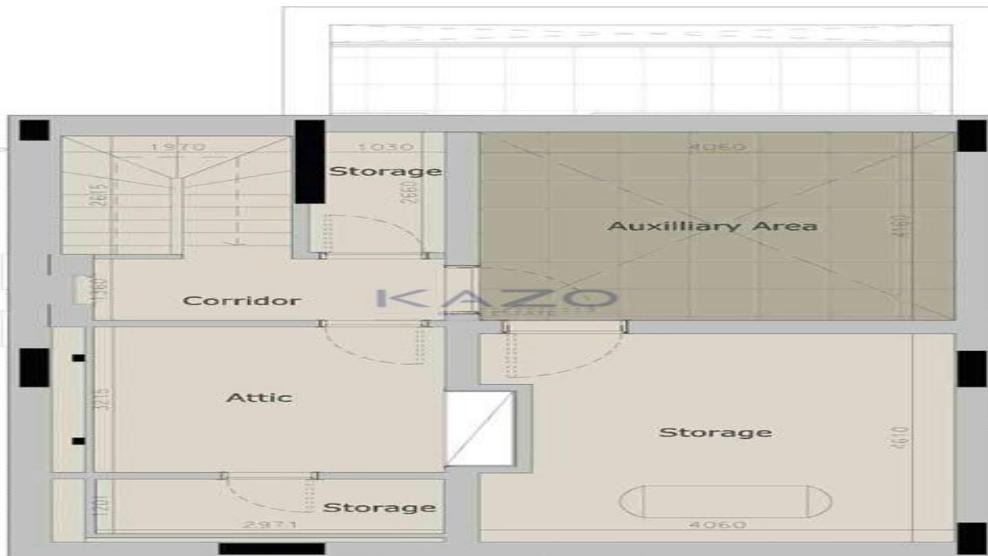
## Price change history

€900 000 on Jun 24, 2025

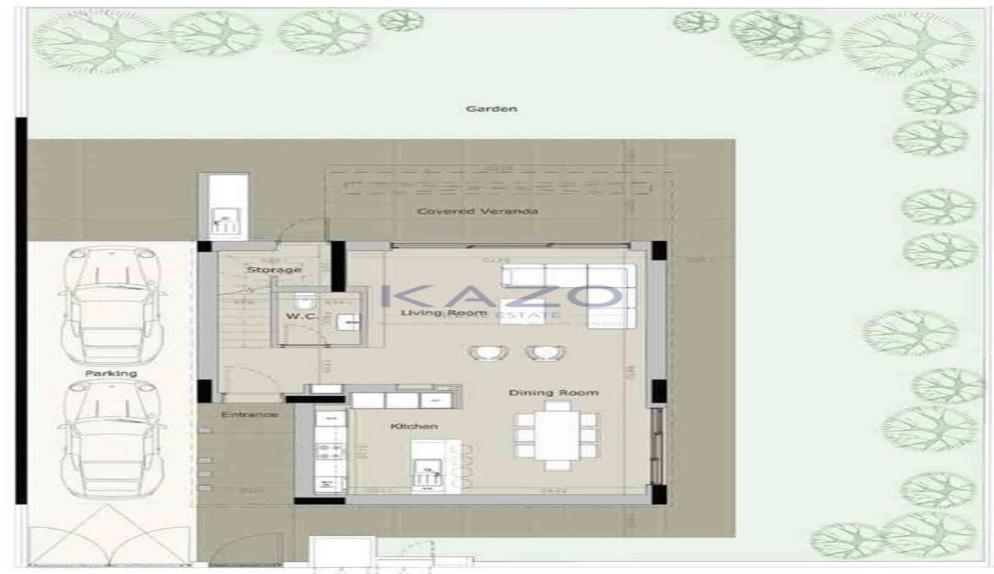








:2nd floor



:ground level

