

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

For sale: A modern, key-ready detached house in the desirable area of Oroklini. With an internal space of 135.50 m<sup>2</sup>, this stylish home is designed for comfort and contemporary living. It features three spacious bedrooms, making it ideal for families or those who appreciate extra space. Built in 2023, the house has excellent energy efficiency rated A, helping to keep utility costs low.



Step inside and enjoy bright, open-plan living areas and underfloor heating throughout. Large windows fill the home with natural light and offer views of the private swimming pool—perfect for relaxing or entertaining guests. The kitchen and bathrooms are finished to a high standard with modern fittings.

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>136</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>307</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>27370</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |

### Amenities

- Guest WC

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.975327401079 / 33.679614308696**

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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>€4 596.00/m²</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

€625 000 on Aug 6, 2025

































