

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

This contemporary style villa consists of 4 bedrooms and is located in prime area in Oroklini, Larnaca. The Villa is within easy reach to the beach. All amenities including restaurants, bars, hotel facilities are also in close proximity. The beautiful Mediterranean town Larnaca is only 10 minutes' drive away. Villa features an innovative design and open floor plan. The villa has spacious living, beautiful views to the front garden area, swimming pool and outside sitting room. Upstairs will be located four bedrooms, two of which are en-suite and a great master bathroom. All bedrooms face an outdoor entertaining area. The Project has EPC certificate with "A&#82...



### Property Info

Covered Area	<b>236</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **673**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**R10-1**  
**House**  
**Pre-Owned**  
**1**

### Amenities

### Location

**Location:** Oroklini      Region: **Larnaca**  
Coordinates: **34.9744523 / 33.665869**

## Price: €1 350 000 + VAT

VAT for this property is **€136,373** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 720.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€1 075 000 on Aug 26, 2025

€1 350 000 on Nov 19, 2025

