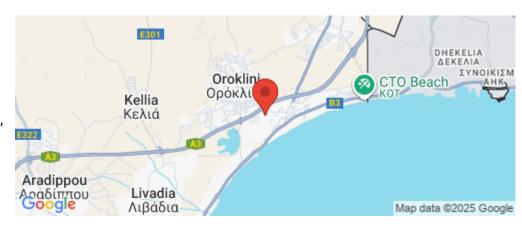


## 4 Bedroom House for Sale in Oroklini, Larnaca District

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		Plot / Area Info	
Covered Area	236		
Floor Number	1	Plot area	673
Total Number of Floors	1		

Additional info	
Reference Number	R10-1
Property type	House
Condition	<b>Pre-Owned</b>
Bathrooms	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

**Excluded** 

Title transfer fee Price per SQM ~€50 600.00 €5 720.00/m²

Common expenses

None

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number

**Registration number 591** 

Email

sales@cyprus-alliance.com

License number

License 118/E

Legal name

**Cyprus Developers Alliance (CDA Group)** 

Phone: +35725314237, +35797977765

## **Price change history**

€1 075 000 on Aug 26, 2025 €1 350 000 on Nov 19, 2025





