

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

This 5 bedroom villa is located in the popular suburb of Larnaca Oroklini and will be set on a huge plot. The features of the property: Photovoltaic system Underfloor central heating with heat pump Home automation Electric shutters Electric parking gates Private swimming pool Electric car port Air condition The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>268</b>
Covered Veranda	<b>43</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **798**

### Additional info

Reference Number	<b>S176-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Oroklini Region: **Larnaca**  
**Coordinates:** **34.972346 / 33.6670739**

## Price: €1 250 000 + VAT

VAT for this property is **€139,552** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 664.00/m<sup>2</sup></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

€1 250 000 on Aug 26, 2025







