


4 Bedroom House for Sale in Oroklini, Larnaca District

This spacious modern design villa will have 4 bedrooms and will be located within easy reach to the beach. All amenities including restaurants, bars, hotel facilities are just a few steps away and the town of Larnaca is only 10 minutes' drive away. The ground floor of the villa is structured with open living spaces. The feature of the villa is the large corner sliding doors that open up to the alfresco sitting room, barbeque area and swimming pool area. The property holds four bedrooms upstairs, two of which are en-suite. The Project has EPC certificate with "A" Energy Efficiency Rating. 

Property Info

Covered Area	201
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **613**

Additional info

Reference Number	S655-1
Property type	House
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Oroklini Region: **Larnaca**
Coordinates: **34.97583 / 33.66684**

Price: €1 250 000 + VAT

VAT for this property is **€106,903** 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	Excluded	Title transfer fee	~€46 600.00	Common expenses	None
		Price per SQM	€6 219.00/m²		

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: +35725059360, +35797544416			

Price change history

€955 000 on Aug 26, 2025

€1 250 000 on Nov 19, 2025



