

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 ensuite. The Project has EPC certificate with "A" Energy Efficiency Rating.



Property Info		Plot / Area Info	
Covered Area	201		
Floor Number	1	Plot area	613
Total Number of Floors	1		

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 Price per SQM ~€46 600.00 €6 219.00/m²

Common expenses

None

Representative: Cyprus Developers Alliance (CDA Group)

Registration number

Registration number 591

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Price change history

€955 000 on Aug 26, 2025 €1 250 000 on Nov 19, 2025













