

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, barbecue 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	Plot / Area Info	Additional info
Covered Area	201	Reference Number
Floor Number	1	Property type
Total Number of Floors	1	Condition
		Bathrooms

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
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Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€955 000 on Aug 26, 2025

€1 250 000 on Nov 19, 2025



