

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

Prime Location Villa Just 900m from Dekeleia Tourist Beach - Larnaca

Ideally positioned just 900 meters (10-minute walk) from the vibrant Dekeleia Tourist Beach, this private corner villa offers the perfect blend of comfort, elegance, and convenience.

Easy acces to the main motor way (in 2 minutes), 3 minutes driving to the beach, 10 minutes to Larnaca Down Town, 13 minutes to Larnaca International Airport, only in 10 minutes you are by the sunny beach, retail shops and beach front restaurants. Price is negotiable (subject to payment terms)

**Key Features** 

Internal Area: 231 sq.m Covered Verandas: 38 sq.m

4 bedrooms (3 Upstairs including 2 M...

Property Info		Plot / Area	Info	Additional info	
Covered Area	red Area <b>269</b> shing <b>Furnished</b>			Reference Number	59434
Covered Area			611	Property type	House
Furnishing		Plot area			
Heating	Yes			Condition	Pre-Owned
Air Conditioning	Yes			Construction Year	2015
				Bathrooms	3
				Datilioulis	3

## Amenities Location

• Garden Location: Oroklini Region: Larnaca



**Price: €550 000 + VAT** 

VAT for this property is **€61,563** or **€104,500**. 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	~ <b>€18 600.00</b>	Common expenses	None
		Price per SQM	€2 045.00/m²		None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number	307/E	name	SERVICES LTD	

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## **Price change history**

€650 000 on Sep 2, 2025 €550 000 on Sep 9, 2025

















