

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

Detached, Four Bedroom Villa with Pool & Roof Garden in Oroklini area, Larnaca. Amazing location, close to all amenities, such as schools, supermarkets, bank, bakeries and to the beach. City of Larnaca is 15- minute drive away and Larnaca International airport is 20-minute drive away. Very easy access to Larnaca, Ayia Napa, Nicosia motorway.

Double storey house for sale in Oroklini area, Larnaca. The ground floor consists of an open plan kitchen with island, living, dining area, one bedroom and a shower room. The first floor consists of three bedrooms, master bedroom is with walk in closet & en suite shower and a common bathroom. Furthermore, there is a roof garden with sit...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>171</b>	Plot area	<b>476</b>	Reference Number	<b>52981</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amilities	Location	Region
• Garden	<b>Location:</b> Oroklini Coordinates: <b>34.977735723271 / 33.670402498799</b>	<b>Larnaca</b>

## Price: €725 000 + VAT

VAT for this property is **€48,715** or **€137,750**. 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 Price per SQM	<b>None</b> <b>€4 240.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€725 000 on Sep 10, 2025

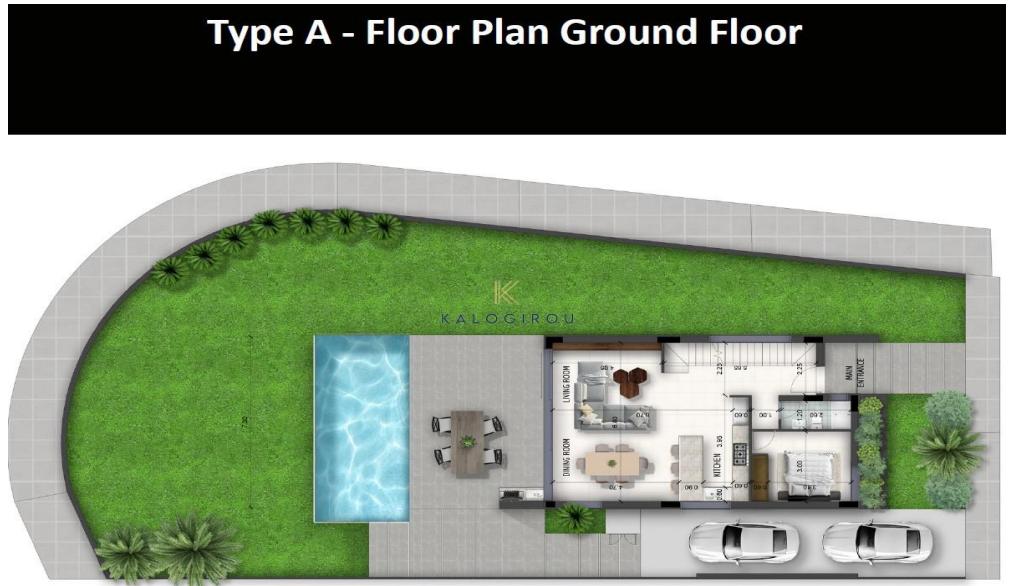








Type A - Floor Plan Ground Floor



Type A - Floor Plan 1st Floor



Type A - Floor Plan 2nd Floor

