

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

These two villas are located in the Tourist area of Larnaca (the Northern part of the city), in walking distance to the sea. Each villa will be individually designed with the option for a private swimming pool. They will have double parking area, private gardens. The villas will consist of 5 bedrooms (+ extra room) and will have sea and mountain views. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

Covered Area **284**  
 Covered Veranda **109**

### Plot / Area Info

Plot area **385**

### Additional info

Reference Number **R92-1**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Oroklini Region: **Larnaca**  
 Coordinates: **34.9736566 / 33.6736657**

## Price: €1 300 000 + VAT

VAT for this property is **€150,873** or **€247,000**. 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	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 577.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 300 000 on Sep 16, 2025

