

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

The project consists of 2 bungalows and 7 detached houses. The two bungalows and four of the detached houses come with swimming pool. All houses have south orientation. Specifications: 3 ensuite bedrooms Guest WC Provision for underfloor heating Provision for a/c in all areas Photovoltaic panels Solar heated water 3-phase electricity power Granite countertops in kitchen The complex is away from the city hustle and bustle but at the same time all the necessary amenities are only 10 minutes drive away. The area is also popular for vacations and summer holidays. The Project has EPC certificate with "A" Energy Efficiency Rating.



#### Property Info

Covered Area **163**  
 Covered Veranda **28**

#### Plot / Area Info

Plot area **307**

#### Additional info

Reference Number **S108-4**  
 Property type **House**  
 Condition **Pre-Owned**

#### Amenities

#### Location

**Location:** Oroklini Region: **Larnaca**  
 Coordinates: **34.9760694 / 33.6784945**

## Price: €675 000 + VAT

VAT for this property is **€41,287** or **€128,250**. 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>~€23 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 141.00/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

€625 000 on Sep 16, 2025

€675 000 on Oct 18, 2025

