


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

These villas comprise of 4 bedrooms, 4 en-suite shower rooms and 1 guest toilet. Each villas is placed within a spacious plot. The properties feature  two garages for each of them and a spacious garden with a provision for swimming pool, a garden shower and a barbeque bench. The Villas are environment friendly. Photovoltaic panels are placed on the roof level connected to net metering with the Electricity Authority for renewable energy. The Project has EPC certificate with "A" Energy Efficiency Rating.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**160**

Plot area

**385**

Reference Number

**S603-2**

Property type

**House**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.98602 / 33.67795**

## Price: €595 000 + VAT

VAT for this property is **€34,956** or **€113,050**. 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>~€20 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 719.00/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

€525 000 on Sep 16, 2025  
€550 000 on Nov 19, 2025  
€575 000 on Dec 14, 2025  
€595 000 on Jan 9, 2026



