

3 Bedroom House for Sale in Oroklini, Larnaca District

3-Bedroom Villa – Oroklini, Larnaca

This elegant 3-bedroom villa is part of a gated complex in the prestigious area of Oroklini, just 300 meters from the beach. Designed with contemporary architecture and high-quality finishes, it offers spacious open-plan interiors with a seamless connection between the living room, dining area, and modern kitchen. Large verandas, both open and covered, extend the living space outdoors, while a private roof garden provides the perfect setting to enjoy sea views and the Mediterranean lifestyle. Equipped with smart home technology, the villa ensures maximum comfort and convenience.

Key Features:

- 3 bedrooms
- Open-plan livi...

Property Info

Covered Area	167
Covered Veranda	17
Uncovered Veranda	16
Energy Efficiency	A

Plot / Area Info

Plot area	313
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	239467
Property type	House
Condition	Under Construction
Construction Year	2027
Bathrooms	3

Amenities

- Parking

Location

Location: Oroklini Region: **Larnaca**

Price: €580 000 + VAT

VAT for this property is **€37,266** or **€110,200**. 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	None	Common expenses	None
		Price per SQM	€3 473.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€580 000 on Sep 18, 2025





