

4 Bedroom House for Sale in Oroklini, Larnaca District

4-Bedroom Villa - Oroklini, Larnaca

This luxurious 4-bedroom villa offers refined seaside living within a private gated complex in Oroklini. Featuring spacious layouts, the villa is designed to maximize comfort and natural light, with a modern open-plan living room and kitchen. Expansive covered and open verandas connect indoor and outdoor spaces, while the roof garden offers breathtaking views of the Mediterranean. Constructed with premium materials and equipped with smart home technology, the villa combines elegance, innovation, and durability. Its prime location just 300 meters from crystal-clear waters makes it ideal as both a permanent residence and a holiday home.

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Property Info		Plot / Area Info		Additional info	
Covered Area	178	Plot area	476	Reference Number	239469
Covered Veranda	7	Pool	Yes	Property type	House
Uncovered Veranda	33	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Construction Year	2027
				Bathrooms	3

Amenities

- Parking

Location

Location: Oroklini **Region:** Larnaca

Price: €725 000 + VAT

VAT for this property is **€52,216** 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	Excluded	Title transfer fee Price per SQM	None €4 073.00/m²	Common expenses	None
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Representative: MySpace

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Price change history

€725 000 on Sep 18, 2025





