

## 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

Covered Area	<b>178</b>
Covered Veranda	<b>7</b>
Uncovered Veranda	<b>33</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>476</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>239469</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 073.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€725 000 on Sep 18, 2025





