

## 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		Plot / Area Info		Additional info	
Covered Area	<b>187</b>			Reference Number	<b>239470</b>
Covered Veranda	<b>17</b>	Plot area	<b>354</b>	Property type	<b>House</b>
Uncovered Veranda	<b>39</b>	Pool	<b>Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2027</b>
				Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Oroklini Region: **Larnaca**

## Price: €690 000 + VAT

VAT for this property is **€53,613** or **€131,100**. 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 Price per SQM	<b>None</b> <b>€3 690.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€680 000 on Sep 18, 2025

€690 000 on Dec 14, 2025





