

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

Two-storey 4-bedroom house with an area of 215 m<sup>2</sup> for sale in the area of Dhekelia, Oroklini, Larnaca. The house includes four bedrooms, several bathrooms, a kitchen, a living room, a balcony and a spacious courtyard with a garden. The residence is fully furnished and equipped with air conditioning in all rooms, as well as a security system. There is a covered parking space on site. The property is located in a quiet area, within walking distance of all necessary amenities.

| Property Info     | Plot / Area Info                                 |         | Additional info  |                  |
|-------------------|--|---------|------------------|------------------|
| Covered Area      | <b>215</b>                                       |         | Reference Number | <b>177455</b>    |
| Furnishing        | <b>Furnished</b>                                 |         | Property type    | <b>House</b>     |
| Energy Efficiency | <b>A</b>   | Parking | Condition        | <b>Pre-Owned</b> |
| Air Conditioning  | <b>All rooms, Yes</b>                            |         | Bathrooms        | <b>4</b>         |
| Amenities         | Location   |         |                  |                  |
|                   | <b>Location:</b> Oroklini Region: <b>Larnaca</b> |         |                  |                  |

## Price: €449 000 + VAT

VAT for this property is **€41,454** or **€85,310**. 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<br>Price per SQM | <b>~€14 560.00</b><br><b>€2 088.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€450 000 on Sep 21, 2025

€449 000 on Oct 12, 2025

