

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

This spacious villa of 3 bedrooms is located in Oroklini (Larnaca), set on a big plot. It is just 530 meters from the sea. The villa will have its private swimming pool and 2 parking spaces, as well as a covered veranda. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

Covered Area **264**  
Covered Veranda **21**

### Plot / Area Info

Plot area **706**

### Additional info

Reference Number **S975-K1**  
Property type **House**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Oroklini      Region: **Larnaca**  
Coordinates: **34.97241 / 33.66702**

## Price: €1 500 000 + VAT

VAT for this property is **€165,682** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 682.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€1 500 000 on Sep 26, 2025

