

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

Reference ID: #SA31823 Price details: €985,000 Luxurious modern design, semi-detached villa in Oroklini, Larnaca. The villa was erected few years ago with luxurious finishes and consists of an open plan kitchen/ dining/ living area and a guest WC on the ground floor, four bedrooms (the master with ensuite) and a bathroom on the 1st floor. It also has another room on the 2nd floor with a roof garden. The garage on the ground floor has been converted into a 6th room/ cinema room. Externally there is a private swimming pool, BBQ area, shower, storage, verandas and a garden. The villa is fully furnished and equipped. Final approval has been obtained. No VAT. ✖

### Property Info

Covered Area	<b>280</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>423</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA31823</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Oroklini **Region:** Larnaca  
Coordinates: **34.962253445224 / 33.654308023094**

## Price: €985 000 + VAT

VAT for this property is **€113,275** or **€187,150**. 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>~€36 000.00</b> <b>€3 518.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€985 000 on Oct 19, 2023





