

## 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 | <b>~€36 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 518.00/m<sup>2</sup></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: +35777000111 |              |            |                                |

## Price change history

€985 000 on Oct 19, 2023







