

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

Nestled in the serene Oroklini area of Larnaca, a large gated community complex offers unparalleled panoramic sea and city views that will take your breath away. Oroklini is a charming tourist destination, featuring outdoor lounge bars, upscale restaurants, elegant boutiques, and luxurious five-star hotels.

This remarkable project presents a range of 3- and 4-bedroom villas, with common and private swimming pools, beautifully landscaped gardens, and captivating views of the natural surroundings and nearby endless beaches. With a total of 89 villas, this development sets the standard for premium living, exuding warm minimalist interiors and impressive indoor amenities designed for ye...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>205</b>			Reference Number	<b>11249</b>
Covered Veranda	<b>16</b>	Plot area	<b>359</b>	Property type	<b>House</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
	<b>Location:</b> Oroklini	Region: <b>Larnaca</b>
	Coordinates: <b>34.973659 / 33.669118</b>	

## Price: €900 000 + VAT

VAT for this property is **€78,805** or **€171,000**. 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 Price per SQM	<b>None</b> <b>€4 390.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€798 000 on Oct 8, 2025

€820 000 on Nov 6, 2025

€900 000 on Dec 2, 2025







