

## 3 Bedroom House for Sale in Voroklini Tourist Area, Larnaca District

Nestled in the prestigious area of Oroklini, just a short walk from a sandy beach, charming restaurants, and local shops, this new residential development presents a stylish collection of contemporary 3- and 4-bedroom villas. The project offers the best of both worlds — the tranquility of coastal living and the convenience of nearby urban amenities, all set within a natural environment.



Each villa is meticulously designed to offer space, comfort, and energy efficiency. Open-plan interiors, expansive double-glazed panoramic windows, and premium finishes reflect a modern architectural style and enhance the sense of light and openness. Generous living and dining areas, sleek kitchens...

### Property Info

Covered Area	<b>183</b>
Covered Veranda	<b>13</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>367</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13493</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Voroklini Tourist Area      Region: **Larnaca**  
**Coordinates:** **34.960871 / 33.651456**

## Price: €650 000 + VAT

VAT for this property is **€48,910** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 552.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€650 000 on Oct 9, 2025









