

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

Nestled in a peaceful neighborhood of Oroklini, Larnaca, this exclusive gated development presents a limited collection of nine luxury villas, each thoughtfully designed with 3 or 4 bedrooms, a private swimming pool, and rooftop garden for the ultimate in comfort and style.

Just a short drive from beautiful sandy beaches, the project enjoys a peaceful setting while remaining close to essential amenities, schools, and convenient highway access.

The villas showcase modern architectural design, elegant interiors, and are set on spacious plots that prioritize privacy and enhance everyday living. Built to the highest standards, the homes are rated with Class "A" energy



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Property Info		Plot / Area Info		Additional info	
Covered Area	178				
Covered Veranda	7	Plot area Pool Parking	476 Yes Covered, Yes	Reference Number	13660
Uncovered Veranda	33			Property type	House
Furnishing	Unfurnished			Condition	<b>Under Construction</b>
Energy Efficiency	A			Bathrooms	3

## Amenities Location

• Parking Location: Oroklini Region: Larnaca

All rooms, Yes

Coordinates: 34.977722 / 33.670111

Air Conditioning



Price: €725 000 + VAT

VAT for this property is €52,216 or €137,750. 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 Excluded

Title transfer fee None

Price per SQM €4 073.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€725 000 on Oct 9, 2025







































