

3 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. X

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 ...

Property Info	Plot / Area Info	Additional info		
Covered Area	187			
Covered Veranda	17	Plot area	354	Reference Number
Uncovered Veranda	39	Pool	Yes	Property type
Furnishing	Unfurnished	Parking	Covered, Yes	Condition
Energy Efficiency	A			Bathrooms
Air Conditioning	All rooms, Yes			3

Amenities	Location	
• Parking	Location: Oroklini	Region: Larnaca

Coordinates: **34.977722 / 33.670111**

Price: €680 000 + VAT

VAT for this property is **€52,836** or **€129,200**. 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 Price per SQM	None €3 636.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd

Phone: **+35726080180, +35797612926**

Price change history

€680 000 on Oct 9, 2025







