

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

This exclusive collection of five luxury beachfront villas is set directly on the pristine shores of Larnaca, offering a serene coastal lifestyle just minutes from the city center and all essential amenities. ✖

Positioned on a private seafront plot, each villa features 3-4 en-suite bedrooms with uninterrupted sea views. A rooftop garden with provisions for a hot tub provides the perfect setting to enjoy breathtaking Mediterranean sunsets.

Designed for modern comfort, the residences include overflow heated swimming pools, cozy fireplaces, and intelligent systems for heating, cooling, and lighting—ensuring year-round efficiency and effortless living. Two covered parking spaces...

#### Property Info

Covered Area	<b>199</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>67</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>421</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>14502</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Fireplace

#### Location

**Location:** Oroklini                      Region: **Larnaca**  
 Coordinates: **34.957833 / 33.655139**

## Price: €3 200 000 + VAT

VAT for this property is **€270,312** or **€608,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 080.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 400 000 on Oct 9, 2025  
 €2 800 000 on Nov 5, 2025  
 €3 200 000 on Feb 11, 2026









