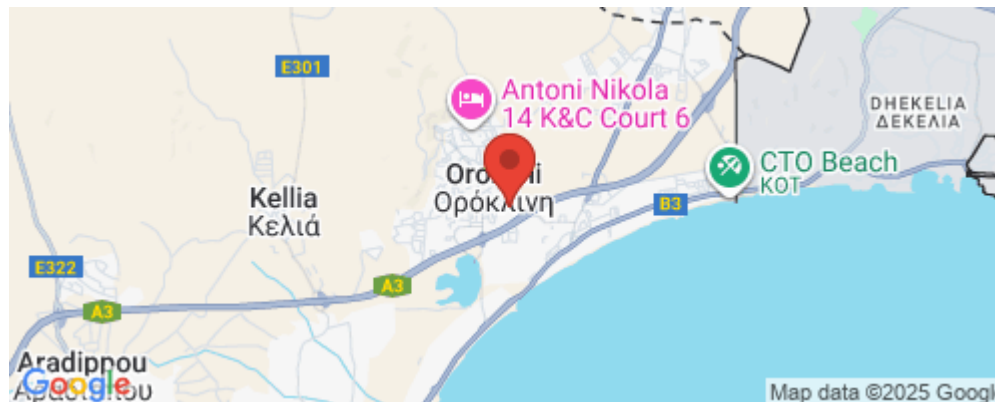


## 4 Bedroom House for Sale in Oroklini, Larnaca District

Four Bedroom Semi Detached Villa For Sale in Oroklini with Title Deeds. Ideally located near all essential amenities including schools, supermarkets, banks, bakeries and with easy access to the Larnaca-Ayia Napa-Nicosia motorway, the property ensures convenience without compromising privacy. The ground floor welcomes you with an elegant reception entrance leading to a spacious living room formal dining area, and a large, fully equipped kitchen diner. There is also a guest WC. Upstairs, the first floor features four generously sized bedrooms with Air conditioning, fitted wardrobes, storage heaters and balconies, including a luxurious master bedroom with en-...



### Property Info

### Plot / Area Info

Covered Area **199**

### Additional info

Reference Number **epcc5426**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Oroklini                      Region: **Larnaca**  
 Coordinates: **34.9775 / 33.6622**

## Price: €480 000 + VAT

VAT for this property is **€40,547** or **€91,200**. 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	<b>Excluded</b>	Title transfer fee	<b>~€15 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 412.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
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## Price change history

€480 000 on Oct 16, 2025

