

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

Modern villa for sale in a gated complex in the prestigious area of Oroklini, Larnaca. The complex consists of only 9 villas. The residence is designed with maximum comfort in mind. The project includes an open-plan living room and kitchen, an open and covered veranda, as well as a roof garden. The smart home technology has been installed. During the construction and decoration, only high-quality materials were used, which guarantees durability and impeccable appearance. The complex is located just 300 m from the endless beaches with crystal clear turquoise waters. The villa is an ideal option for those who choose to live in a seaside resort.

### Property Info

Covered Area **226**

Furnishing **Unfurnished**

Energy Efficiency **A**

Air Conditioning **No**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **175069**

Property type **House**

Condition **Under Construction**

Bathrooms **3**

### Amenities

#### Location

**Location:** Oroklini Region: **Larnaca**

**Price: €590 000 + VAT**

VAT for this property is **€57,277** or **€112,100**. 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>€2 611.00/m²</b>		

**Representative: DOM Real Estate**

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**Price change history**

€590 000 on Oct 27, 2025





## TYPE A - Floor Plan Ground Floor



## TYPE A - Floor Plan 1st Floor



## TYPE A - Floor Plan 2nd Floor

