

## 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		Plot / Area Info		Additional info	
Covered Area	<b>226</b>			Reference Number	<b>175069</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Air Conditioning	<b>No</b>			Bathrooms	<b>3</b>
Amenities		Location			
		<b>Location:</b> Oroklini Region: <b>Larnaca</b>			

## 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 Price per SQM	<b>None</b> <b>€2 611.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## 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

