

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

Introducing two contemporary villas in Oroklini, Larnaca – an elegant blend of luxury, comfort, and modern architecture designed to elevate your everyday living. Located on a large plot in a quiet residential neighborhood, this exclusive development offers the ideal combination of space, privacy, and convenience, making it a perfect choice for families or anyone seeking a sophisticated Mediterranean lifestyle.

Each villa features a spacious, well-planned layout with four bedrooms thoughtfully distributed for maximum comfort: one on the ground floor and three bedrooms on the upper level. The open-plan living, dining, and kitchen area is filled with natural light, creating a war...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>170</b>			Reference Number	<b>15404</b>
Furnishing	<b>Unfurnished</b>	Plot area	<b>266</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>
Amenities		Location			
• Parking		<b>Location:</b> Oroklini		<b>Region:</b> Larnaca	
Coordinates: <b>34.977419 / 33.650233</b>					

## Price: €500 000 + VAT

VAT for this property is **€33,235** or **€95,000**. 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 Price per SQM	<b>None</b> <b>€2 941.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€500 000 on Nov 22, 2025







