

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

Luxurious five-bedroom villa just 80 meters from the beach, offering stunning sea views, a private swimming pool, and a beautifully landscaped garden.



### Villa Features:

- Expansive open-plan living and dining area
- Modern custom kitchen with granite worktops
- Five spacious bedrooms with high-quality finishes
- Energy-efficient insulation, windows, A/C, and central heating
- Provision for high-speed internet

### Outdoor & Lifestyle:

- Private swimming pool and elegant pool terrace
- Landscaped garden and dedicated BBQ area
- Covered parking
- Optional roof garden with panoramic views

Located along ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>200</b>	Plot area	<b>330</b>	Reference Number	<b>10677</b>
Total Number of Floors	<b>2</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Bathrooms	<b>5+</b>
				View	<b>Sea view</b>
Amenities		Location			
<ul style="list-style-type: none"> <li>• Parking</li> </ul>		<b>Location:</b> Oroklini			
		Coordinates: <b>34.967227500751 / 33.665070519635</b>			
		Region: <b>Larnaca</b>			

## Price: €1 300 000 + VAT

VAT for this property is **€110,500** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 500.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 300 000 on Dec 5, 2025

