

## 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. X

### 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>
Total Number of Floors	<b>2</b>	Pool <b>Yes</b> Parking <b>Covered, Yes</b>

Amenities	Location	Region:
• Parking	<b>Location:</b> Oroklini <b>Coordinates:</b> <b>34.967227500751 / 33.665070519635</b>	<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 Price per SQM	<b>~€48 600.00</b> <b>€6 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€1 300 000 on Dec 5, 2025

