

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

Nestled in the serene Oroklini area of Larnaca, a large gated community complex offers unparalleled panoramic sea and city views that will take your breath away. Oroklini is a charming tourist destination, featuring outdoor lounge bars, upscale restaurants, elegant boutiques, and luxurious five-star hotels.



This remarkable project presents a range of 3-, 4- and 5-bedroom villas, with common and private swimming pools, beautifully landscaped gardens, and captivating views of the natural surroundings and nearby endless beaches. With a total of 89 villas, this development sets the standard for premium living, exuding warm minimalist interiors and impressive indoor amenities designed fo...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>199</b>                     |
| Covered Veranda  | <b>17</b>                      |
| Furnishing       | <b>Unfurnished</b>             |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>408</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>13988</b>              |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>4</b>                  |

### Amenities

#### Location

**Location:** Oroklini      Region: **Larnaca**  
**Coordinates:** **34.973659 / 33.669118**

## Price: €1 139 000 + VAT

VAT for this property is **€96,214** or **€216,410**. 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>€5 724.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€1 139 000 on Dec 11, 2025















