

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

Amazing, Three-Bedroom House with Private Pool, for Sale in Oroklini area, Larnaca. The village of Oroklini provides all amenities including school, bank, groceries shop, bakery, pharmacy etc. A short drive to the beach, restaurants, traditional taverns and bars. A 15 minutes' drive to Larnaca center, harbor and beach. Easy access to Larnaca, Nicosia, Agia Napa motorway.



House for sale in Larnaca, Oroklini area. The properties consist of 3 bedrooms, open plan kitchen, living and dining room area, 1 bathroom, one guest toilet and the master bedroom has en-suite bathroom. The property also has private swimming pool, two covered parking and covered verandas.

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#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**143**

Plot area

**222**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**54251**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

#### Amenities

#### Location

- Guest WC

**Location:** Oroklini

Region: **Larnaca**

Coordinates: **34.990953 / 33.654969**

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>~€5 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 538.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€285 000 on Dec 12, 2025

€220 000 on Mar 14, 2026









