

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

3-Bedroom Villa - Oroklini, Larnaca

This elegant 3-bedroom villa is part of a gated complex in the prestigious area of Oroklini, just 300 meters from the beach. Designed with contemporary architecture and high-quality finishes, it offers spacious open-plan interiors with a seamless connection between the living room, dining area, and modern kitchen. Large verandas, both open and covered, extend the living space outdoors, while a private roof garden provides the perfect setting to enjoy sea views and the Mediterranean lifestyle. Equipped with smart home technology, the villa ensures maximum comfort and convenience.

Key Features:

- 3 bedrooms
- Open-plan livi...

### Property Info

Covered Area	<b>178</b>
Covered Veranda	<b>7</b>
Uncovered Veranda	<b>15</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>321</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>241153</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Oroklini Region: **Larnaca**

## Price: €670 000 + VAT

VAT for this property is **€48,255** or **€127,300**. 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>€3 764.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€670 000 on Dec 12, 2025





