

4 Bedroom House for Sale in Oroklini, Larnaca District

Introducing a beautifully designed 4-bedroom villa set in a peaceful residential area of Oroklini, Larnaca, offering a perfect balance of privacy, comfort, and convenience. The sandy beach is just 700 meters away, while a wide selection of amenities—including restaurants, cafés, bars, and hotel facilities—are all within easy walking distance. Larnaca city centre can be reached in approximately 10 minutes by car. Defined by clean architectural lines, elegant finishes, and warm natural textures, the villa creates an atmosphere of understated luxury. Advanced thermal insulation and Energy Efficiency Class A standards ensure year-round comfort and long-term energy savings.

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Property Info		Plot / Area Info		Additional info	
Covered Area	196	Plot area	613	Reference Number	15938
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	House
Energy Efficiency	A			Bathrooms	3
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		Location: Oroklini	Region: Larnaca		
		Coordinates: 34.975806 / 33.666833			

Price: €1 250 000 + VAT

VAT for this property is **€103,571** or **€237,500**. 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	Excluded	Title transfer fee Price per SQM	~€46 600.00 €6 378.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€1 250 000 on Jan 6, 2026









