

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

Ultra-exclusive villa for sale (off-plan) in the area of Oroklini, Larnaca. This author's residence was created for the elite and combines sculptural architecture, absolute privacy and the comfort level of a premium resort. The villa is located on an elevated plot of 650 m2 with panoramic sea views and occupies 366 m2 of carefully designed living space distributed over three levels connected by a private elevator. On the main level there is an elegant open-plan living and dining area, a spacious covered veranda and three private parking spaces — an ideal space for receiving guests and daily life. The ground floor includes three luxurious en-suite bedrooms, a laundry room, a private...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>366</b>			Reference Number	<b>198251</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>No</b>			Bathrooms	<b>5+</b>

Amilities	Location
	<b>Location:</b> Oroklini Region: <b>Larnaca</b>

## Price: €2 740 000 + VAT

VAT for this property is **€363,387** or **€520,600**. 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>None</b> <b>€7 486.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: DOM Real Estate

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License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 740 000 on Jan 20, 2026



