

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

Villa for sale in the area of Oroklini, Larnaca. We present a new luxury 3-bedroom villa combining elegance, comfort and modern design. The total covered area of the house is 171 m<sup>2</sup>, and the thoughtful architecture and high-quality materials create a high level of comfort for everyday life. The villa is surrounded by landscaped gardens in front, side and back of the house, ideal for relaxing and family time. The plot has a spacious storage room, a barbecue area with built-in wardrobes, a 25 m<sup>2</sup> covered veranda and a 3 × 5 m private swimming pool. On the ground floor there is a bright open-plan space with a living room, dining room and kitchen, a guest bathroom and a separate laundry room. T...

#### Property Info

Covered Area **196**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **197921**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €800 000 + VAT

VAT for this property is **€66,286** or **€152,000**. 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>€4 082.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€800 000 on Jan 27, 2026



