

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

Nestled in the serene Oroklini area of Larnaca, a large gated community complex offers unparalleled panoramic sea and city views that will take your breath away. Oroklini is a charming tourist destination, featuring outdoor lounge bars, upscale restaurants, elegant boutiques, and luxurious five-star hotels.



This remarkable project presents a range of 3- and 4-bedroom villas, with common and private swimming pools, beautifully landscaped gardens, and captivating views of the natural surroundings and nearby endless beaches. With a total of 89 villas, this development sets the standard for premium living, exuding warm minimalist interiors and impressive indoor amenities designed for ye...

### Property Info

Covered Area	<b>205</b>
Covered Veranda	<b>16</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>279</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6878</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Oroklini  
**Coordinates:** **34.973659 / 33.669118**

Region: **Larnaca**

## Price: €871 000 + VAT

VAT for this property is **€76,266** or **€165,490**. 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>~€31 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 249.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€871 000 on Jan 30, 2026







