

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

Expected Delivery Dates: April 2027 ✖

For sale: Modern villa under construction in the peaceful area of Livadia . This spacious property offers 145 m2 of indoor living space, thoughtfully laid out with three bedrooms and three bathrooms. Designed for comfort and style, the villa also features a private elevator for convenient access to all levels.

Livadia is a desirable location known for its blend of village charm and modern amenities. The area offers a relaxed lifestyle, with picturesque landscapes, local shops, and easy access to beautiful beaches. Residents also benefit from proximity to main highways, making commuting simple and direct.

This villa is being built wi...

### Property Info

Covered Area **145**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **189**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30301**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Balcony

### Location

**Location:** Oroklini  
 Coordinates: **34.957101448988 / 33.651305428731**

Region: **Larnaca**

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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>€3 345.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€485 000 on Mar 19, 2026



FLOORPLANS – V05

















