

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

Expected Delivery Date: Early 2028



For sale: Modern villa under construction, offering a sophisticated lifestyle in the tranquil area of Livadia. This property boasts an internal space of 155 m<sup>2</sup>, thoughtfully laid out to include three spacious bedrooms and three contemporary bathrooms, ensuring comfort and privacy for the entire family.

The villa is designed with energy efficiency in mind, holding an A+ rating, which means reduced utility costs and a more eco-friendly home. The open-plan living and dining areas are bright and airy, with direct access to a private outdoor space. Premium features such as an elevator provide convenience and accessibility.

Livadia is wel...

### Property Info

Covered Area **155**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **260**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30322**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Balcony

### Location

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

Region: **Larnaca**

## Price: €565 000 + VAT

VAT for this property is **€30,802** or **€107,350**. 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>€3 645.00/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

€565 000 on Mar 19, 2026







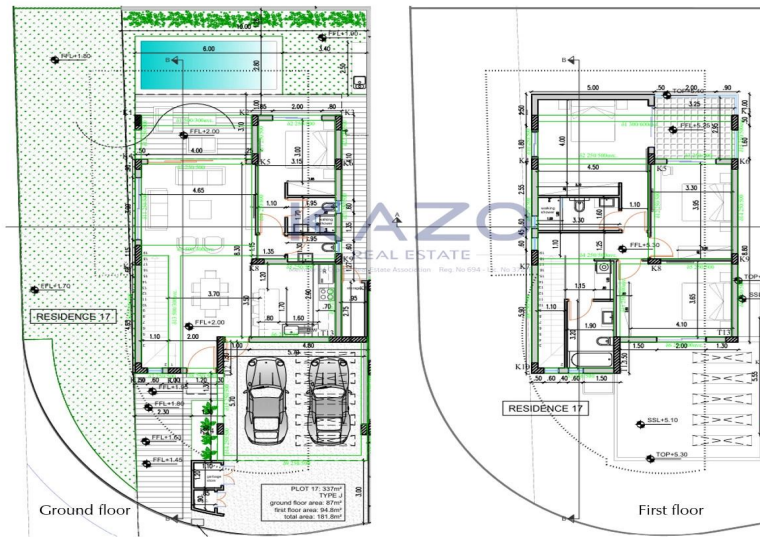




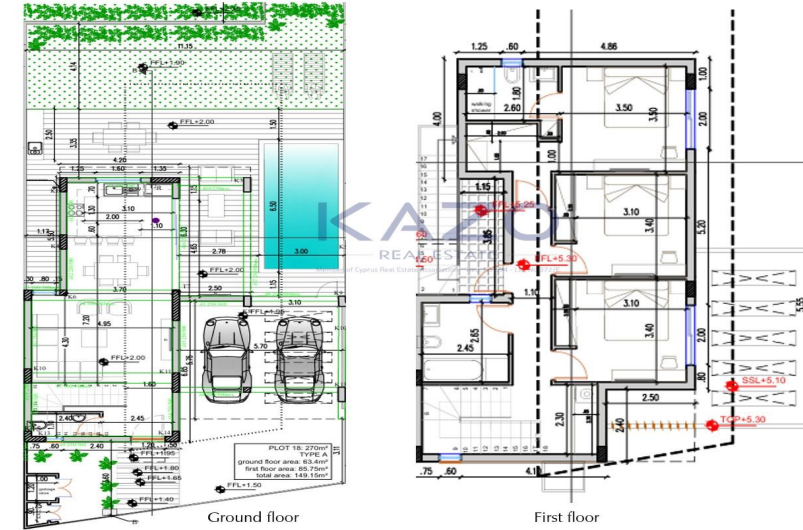




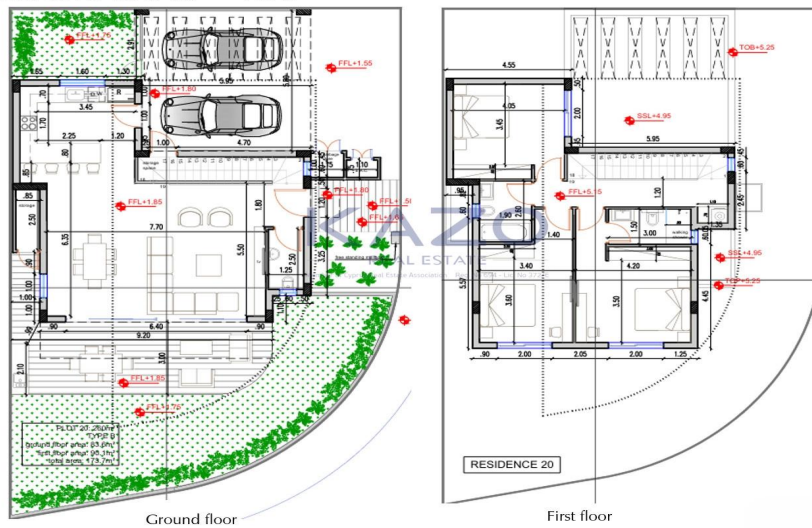
## FLOORPLANS – V17



## FLOORPLANS – V18



## FLOORPLANS – V20



## FLOORPLANS – V21

