

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

This ultra-modern 4-bedroom detached villa is located in the prestigious Oroklini Heights area, set on a 650 m<sup>2</sup> elevated plot with sea views. Currently under construction, the property offers 366 m<sup>2</sup> of internal living space across three levels, connected by a private elevator.

The villa features spacious open-plan living and dining areas, a modern kitchen, and four en-suite bedrooms, along with additional bathrooms and storage space. Designed for comfort and functionality, it includes full air conditioning, underfloor heating, a smart home system, and an alarm system.

Outdoor areas are designed for both relaxation and entertainment, with a private swimming pool, lands...

### Property Info

Covered Area	<b>366</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>650</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>243414</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

- Elevator

### Location

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

## Price: €2 500 000 + VAT

VAT for this property is **€331,557** or **€475,000**. 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>€6 831.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€2 500 000 on Mar 26, 2026



