

### 3 Bedroom House for Sale in Voroklini Tourist Area, Larnaca District

FOR SALE - 3 BEDROOM TOWNHOUSE / VILLA (OROKLINI / DEKELIA, ILIOU STREET) HAS FULL TITLE DEEDS

Walking distance to the beach | Private sale - no agent fees

Property Overview Spacious 3-bedroom townhouse/villa-style home located in a highly sought-after coastal area of Oroklini / Dekelia, just a short walk from the beach. Perfect for renovation, investment, holiday rental, or permanent living.

Size Internal covered area: 107 m<sup>2</sup> Covered verandas: 3 m<sup>2</sup> Uncovered verandas: 32 m<sup>2</sup>

Total usable space: 142 m<sup>2</sup>

Layout 3 bedrooms 1 main bathroom upstairs 1 additional shower &a...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>142</b>			Property type	<b>House</b>
Covered Veranda	<b>3</b>			Condition	<b>Pre-Owned</b>
Uncovered Veranda	<b>32</b>	Plot area	<b>20</b>	Construction Year	<b>1990 and older</b>
Total Number of Floors	<b>2</b>	Pool	<b>No</b>	Bathrooms	<b>2</b>
Furnishing	<b>Furnished</b>	Parking	<b>Uncovered, Yes</b>	View	<b>Mountains view</b>
Floor Type	<b>Marble</b>				
Energy Efficiency	<b>N/A</b>				
Heating	<b>Yes</b>				
Air Conditioning	<b>Partial, Yes</b>				

#### Amenities

#### Location

- Air Conditioning
- Balcony
- BBQ zone
- Bike Parking
- Garden
- Guest WC
- Heating
- Parking
- Storage room

**Location:** Voroklini Tourist Area Region: **Larnaca**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>~€5 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 514.00/m<sup>2</sup></b>		

## Price change history

€215 000 on Apr 25, 2026











