



#13777

# Three Bedroom Detached House in Touristic Area of Oroklini Larnaca (13777)

📍 Oroklini Tourist Area, Larnaca

**€580,000** +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 150 m <sup>2</sup>	
Type	Detached House				
Toilets	3				
Plot	313 m <sup>2</sup>				
Status	Under construction				
Year of construction	2027				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

? Brand New Luxury Smart Villas in Oroklini Tourist Area, Larnaca  
Price: €580,000 + VAT | 3 Bedrooms | 3 Bathrooms | Delivery: April 30, 2027

Welcome to a new era of living in one of Larnaca’s most exclusive seaside neighborhoods. This limited collection of 9 luxury detached smart villas is located in a secure gated community just 400 meters from the sea, offering a perfect balance of modern comfort, technology, and Mediterranean charm.

These homes are designed for discerning buyers seeking elegance, privacy, efficiency, and innovation — all just minutes from Larnaca's top amenities and the international airport.

### ? PROPERTY FEATURES:

3 Bedrooms | 3 Bathrooms | 2 Floors

150 m<sup>2</sup> Covered Area + 41 m<sup>2</sup> Roof Garden

313 m<sup>2</sup> Plot | Covered Veranda 17 m<sup>2</sup> | Uncovered 12 m<sup>2</sup>

Energy Efficiency Class A

Move-in Ready: April , 2027



## Floor plans

### TYPE B - Floor Plan Ground Floor



### TYPE B - Floor Plan 2nd Floor



# Additional information

## Facilities

Aircondition, Provision	Heating, Underfloor	Parking, Covered
Solar water heater	Storage	

## Features

Alarm system (provision)	Balcony	Barbeque
Bath	Bathroom underfloor heating	Bright
CCTV (provision)	Ceramic tiles	Connected to electric mains
Cul de sac	Double glazing	Easy access to highway
Easy access to main roads	En suite shower	Energy efficient doors/windows
Entrance gate	Entrance gate, automated	Fitted wardrobes
Granite countertops	Guest WC	Internal stairs
Investment opportunity	Jacuzzi	Luxury specifications
Near amenities	Near bus route	Open plan
Openings in opposite sides	Parquet flooring	Pressurized water system
Quiet area	Roof garden	Shower
Shutters, electric	Shutters, electric (provision)	Smart home automation
Smart home automation (provision)	Spacious rooms	Thermal insulation
Veranda	Veranda, large	Village view
Walking distance to beach		

## Distances


Amenities  800 m	Airport  17 km	Sea  400 m
Public transport  550 m	Schools  2.5 km	Resort  1 km



# Contact us



**Stefania Spyridou**

 (+357) 99810880

 [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

