



#13779

# Four Bedroom Detached House in Touristic Area of Oroklini Larnaca (13779)

📍 Oroklini Tourist Area, Larnaca

€690,000 +VAT













# Overview

## Specifications

|   |  |   |  |  |  |   |  |
|---|--|---|--|--|--|---|--|
| Bedrooms  |  | Bathrooms   |  | Covered  |  |   |  |
|  4 |  |  3 |  |  171 m <sup>2</sup> |  |   |  |
|   |  |   |  |  |  |   |  |
| Type  |  | Detached House  |  | Status   |  | Under construction  |  |
| Toilets   |  | 3   |  | Year of construction   |  | 2027  |  |
| Plot  |  | 476 m <sup>2</sup>  |  | Furnished  |  | Unfurnished   |  |
| Covered veranda   |  | 7 m <sup>2</sup>  |  | Structure  |  | Concrete  |  |
| Uncovered veranda   |  | 33 m <sup>2</sup>   |  | Facade   |  | Concrete  |  |
| Roof garden   |  | 30 m <sup>2</sup>   |  | Energy efficiency rating   |  |  A |  |

## Description

? Brand New Luxury Smart Villas in Oroklini Tourist Area, Larnaca  
Price: €725,000 + VAT | 4 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:

4 Bedrooms | 3 Bathrooms | 2 Floors

171 m<sup>2</sup> Covered Area + 30 m<sup>2</sup> Roof Garden

476 m<sup>2</sup> Plot | Covered Veranda 7 m<sup>2</sup> | Uncovered 33 m<sup>2</sup>

Energy Efficiency Class A

Move-in Ready: April , 2027



# Floor plans



# 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<br> 800 m        | Airport<br> 17 km  | Sea<br> 400 m   |
| Public transport<br> 550 m | Schools<br> 2.5 km | Resort<br> 1 km |



# Contact us



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