



#18580

# Luxury 4-Bedroom Detached Villa for Sale in Oroklini Tourist Area, Larnaca (18580)

📍 Oroklini Tourist Area, Larnaca

€975,000





# Overview

## Specifications

Bedrooms



4

Bathrooms




4

Covered



200 m<sup>2</sup>

Type	<b>Detached Villa</b>
Showers	<b>3</b>
Toilets	<b>4</b>
Plot	<b>479 m<sup>2</sup></b>
Status	<b>Resale</b>
Year of construction	<b>2008</b>

Title deed	<b>Yes</b>
Furnished	<b>Partially furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>B+</b>

## Description

Luxury 4-Bedroom Detached Villa for Sale in Oroklini Tourist Area, Larnaca (18580)

Introducing this exceptional modern detached villa, located in one of the most desirable coastal residential areas of Larnaca, within the prestigious Oroklini Tourist Area.

Positioned in a small and exclusive development of only seven houses, this impressive property offers a rare combination of privacy, luxury, generous living spaces, and premium outdoor entertaining areas, ideal for permanent residence, holiday living, or investment.

The current owner has extensively upgraded and redesigned the property, significantly enhancing both the interior and exterior areas. The villa now includes additional functional spaces such as a dedicated office, cinema room, and a unique cat jungle room, offering outstanding flexibility for modern family living and entertainment.

Upon entering the property, you are welcomed by a spacious entrance hall leading to an elegant formal living and dining area featuring a beautiful fireplace and large reflective glass windows that fill the home with natural light while maintaining indoor comfort during the warmer months. The living spaces enjoy lovely views over the mature landscaped gardens and the private swimming pool.

The large modern kitchen is beautifully designed with high-gloss cabinetry, generous worktop areas, and a central island, perfectly suited for everyday family living and entertaining guests.



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Parking, Covered

Pool, Private

Storage

## Features

Attic

Bright

CCTV

City view

Cul de sac

Door screen

Double glazing

Easy access to highway

Easy access to main roads

En suite shower

Garden

Guest WC

Indoor fireplace

Luxury specifications

Modern design

Near amenities

Near bus route

Next to green area

Office

Quiet area

Walking distance to beach

## Distances

Amenities

 500 m

Airport

 20 km

Sea

 1.2 km

Public transport

 300 m

Schools

 1 km

Resort

 1.2 km

## Contact us



**Giorgos Tsiampos**

 (+357) 99982112

 infolextrusrealestate@gmail.com

