

## Elegant 4 Bedroom Villa - Oroklini, Larnaca



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 670,000

### Location

Pays:	Chypre
État/Région/Province:	Larnaca
Ville:	Citium
Soumis:	27/01/2026
Description:	

Located in the charming seaside village of Oroklini, this brand-new 4-bedroom villa offers the perfect combination of contemporary design, comfort, and convenience. Set within an exclusive gated development of nine villas, this residence provides both privacy and a strong sense of community.

Oroklini (also known as Voroklini) is a sought-after area just a few minutes from Larnaca city center, renowned for its traditional Cypriot character, beautiful Blue Flag beaches, and proximity to local

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amenities such as tavernas, shops, cafes, and schools. It's an area where tranquil village life meets modern coastal living.

Upon entering the villa, you are welcomed by a spacious open-plan living, dining, and kitchen area, designed for modern family life and entertaining. Large patio doors flood the space with natural light and open directly onto a covered veranda overlooking the private swimming pool and landscaped garden—ideal for outdoor relaxation and gatherings. A guest bathroom and a bedroom on the ground floor offer convenience and flexibility for guests or multi-generational living.

Ascending to the first floor, the master bedroom features en-suite facilities, creating a private retreat, while the two additional bedrooms share a contemporary family bathroom. A roof garden crowns the villa, providing panoramic views and the perfect setting for sunset moments or outdoor entertaining.

This home is equipped with premium modern features, including underfloor heating, heated towel rails in all bathrooms, air conditioning, CCTV security system, and a photovoltaic system for energy efficiency.

Located only 300 meters from the beach, the villa offers easy access to the sea and coastal promenade, making it an excellent choice for a permanent residence, holiday home, or investment opportunity.

#### **Features:**

- Energy Efficiency A
- Underfloor Heating & heated towel rails in bathrooms
- AC
- CCTV
- Double Glazed
- Photovoltaic system

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- Smart control system aligned for use as provisions for: lights & dimmer switches, smart TV, Music surround system, electric blinds, shutter roller blinds, oven & hob
  - Provision for electric car charge

**Distances:**

- 200 meters to amenities and facilities
- 300 meters to the beach
- 20 minutes' drive to Larnaca international Airport

**Commun**

Chambres:	4
Salle de bains:	3
Pied carré fini:	171 m <sup>2</sup>

**Utility details**

Heating:	Oui
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**Building details**

Outdoor Amenities:	Pool
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**Lease terms**

Date Available:	
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**Contact information**

IMLIX ID:	IX8.094.892
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