



## 3 Bedroom Modern Villa - Oroklini, Larnaca



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 705,967.44

### Location

Country: Cyprus  
State/Region/Province: Larnaka  
City: Larnaca  
Posted: Jan 27, 2026  
Description:

Nestled in the serene village of Oroklini, this brand-new 3-bedroom villa offers a harmonious blend of contemporary design and coastal charm. Situated within a gated community of nine exclusive villas, the property ensures both privacy and a sense of community. Oroklini is a picturesque village in the Larnaca District, renowned for its rich history, vibrant culture, and proximity to the azure waters of the Mediterranean Sea.

Upon entering the villa, you're welcomed into an expansive open-plan living, dining, and kitchen area,



seamlessly connected to the outdoors through patio doors that lead to a spacious veranda and a private pool—perfect for both relaxation and entertaining. A conveniently located guest bathroom completes the ground floor, enhancing the home's functionality.

Ascending to the upper level, you'll find three well-appointed bedrooms. The master suite boasts an en-suite bathroom, offering a private sanctuary, while the two additional bedrooms share a stylishly designed family bathroom. Further enhancing the living experience is a rooftop garden, providing panoramic views and an ideal space for al fresco dining or evening gatherings.

Externally, the villa is complemented by a private pool and a landscaped garden, creating a tranquil outdoor haven. The property is equipped with modern amenities, including underfloor heating, heated towel rails in the bathrooms, air conditioning, CCTV for added security, and a photovoltaic system, underscoring its commitment to sustainability and comfort.

Located just 300 meters from the beach, residents can enjoy easy access to Oroklini's Blue Flag beaches, renowned for their cleanliness and beauty.

With its blend of modern living and traditional charm, this villa presents an exceptional opportunity for those seeking a coastal lifestyle in Cyprus.

## **Features:**

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



- 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

## **Common**

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	150 sq m

## **Utility details**

Heating:	Yes
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## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.094.891
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# IMLIX

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