

Property Code:	10260	Type:	Sale - House/Villa
Location:	Larnaca - Dekelia Oroklini	Internal Area:	170 m ²
Plot Area:	367 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2026
Status:	Off Plan		

Property features:

Covered Parking	Link-Detached	Optional Roof Garden	Optional Swimming Pool
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Description:

Your Dream Cypriot Lifestyle Awaits at This Spacious 3-Bedroom Oroklini Villa

Embrace the perfect balance of serene village life and coastal convenience with this beautifully presented 3-bedroom villa, nestled in the popular tourist area of Oroklini.

This spacious home, offering 170m² of thoughtfully designed living space, is situated on a substantial 367m² plot, providing both privacy and room to breathe. Step inside to find a bright and airy layout, perfect for family living and entertaining.

Property Highlights:

Spacious Living: A generous 170m² covered area with a modern, open-plan layout.

Private Outdoor Living: A 13m² covered veranda is the ideal spot for al fresco dining and enjoying the Cypriot sunshine.

Ample Parking & Storage: A vast 39m² covered parking area provides secure space for multiple vehicles and additional storage.

Your Personal Oasis: The large plot offers the exciting **option to install a private swimming pool**, transforming the garden into your own resort-style retreat.

Panoramic Potential: Opt for the **rooftop garden** to create a stunning space for entertaining with panoramic views of the surrounding area.

Unbeatable Location: Just a short 550m stroll takes you to the sandy beaches and crystal-clear waters of Oroklini Bay. The vibrant resort amenities, including tavernas, cafes, and supermarkets, are all within easy reach.

Excellent Connectivity: Larnaca International Airport is a straightforward 22.5km drive, making

international travel and welcoming guests effortless.

This villa is more than just a house; it's a lifestyle opportunity. Whether as a permanent family home, a lucrative rental investment, or a holiday getaway, it promises the very best of Cyprus living.

Contact us today to arrange a viewing and explore the possibilities!

