

<b>Property Code:</b>	A10871	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Oroklini	<b>Internal Area:</b>	210 m <sup>2</sup>
<b>Plot Area:</b>	600 m <sup>2</sup>	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2027
<b>Status:</b>	Under Construction	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking      Garden      Jacuzzi      Roof Garden  
Swimming Pool

**Description:**

## Modern 5 Bedrooms Villa in Oroklini for Sale

A seaside home designed for easy, modern living with plenty of room to breathe. Set on a **600 sqm plot** with a **200 sqm covered area**, it offers generous indoor and outdoor space for everyday comfort.

With **5 bedrooms and 4 bathrooms**, the layout works beautifully for families, guests, or simply enjoying extra privacy. The villa enjoys a **prime location, within walking distance of the Dhekelia Road**, and just a short stroll to the beach — perfect for morning swims, relaxed afternoons, and sunset walks.

At the heart of the home is an **open-plan kitchen** that connects naturally to the living and dining areas, making it ideal for hosting or keeping family life flowing. Outside, a **generously sized swimming pool** sets the scene for long summer days. The villa also features an **energy-efficient design with photovoltaic technology**, helping reduce running costs while keeping comfort high, while **underfloor heating** and **hidden air conditioning** keep the interior comfortable in every season.

For an extra touch of indulgence, select en-suite spaces include **outdoor jacuzzis**, creating a private corner to unwind in complete peace.

Upstairs, the **roof garden** offers a calm escape with **panoramic views** — a great spot for a quiet coffee, evening drinks, or entertaining under the sky. Throughout, **European-quality fittings** bring a clean, refined finish you can feel in the details.

More than a home, the Aqua Villa is a **coastal lifestyle**: space, privacy, and the beach just moments away.



