

<b>Property Code:</b>	A11255	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Oroklini	<b>Internal Area:</b>	145 m <sup>2</sup>
<b>Plot Area:</b>	175 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2025
<b>Status:</b>	Newly completed	<b>VAT:</b>	+ VAT

**Property features:**

Communal Pool      Covered Parking      Roof Garden      Sea View

**Description:**

## For Sale - 3-Bedroom Link Detached House in Oroklini

Welcome to this beautifully newly completed (2025) link detached house in the sought-after area of Oroklini. Offering a perfect blend of contemporary design, comfort, and convenience, this property is ideal for families or those seeking a permanent residence with holiday-style living.

**Key Features:**

**Bedrooms:** 3 spacious bedrooms

**Bathrooms:** 3 well-appointed bathrooms

**Covered Area:** 145 m<sup>2</sup> of elegant internal living space

**Plot Area:** 175 m<sup>2</sup> - low-maintenance and practical

**Covered Veranda:** 6 m<sup>2</sup> - perfect for morning coffee or relaxing

**Roof Garden:** 30 m<sup>2</sup> - offering additional outdoor space with potential for panoramic views

**Covered Parking:** Secure and convenient

**Communal Pool:** Yes - beautifully maintained

**Completion Year:** 2025 (brand new, never lived in)

**Location Highlights:**

**Distance to Sea:** Just 2.5 km - easy access to coastline and beaches

## MODERN LIVING JUST MINUTES FROM THE SEA

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€ 480 000

**Distance to Airport:** 23 km to Larnaca International Airport - ideal for frequent travelers

Situated in a quiet yet accessible part of Oroklini, close to local amenities, schools, and restaurants

This property combines the privacy of a link detached house with the benefits of a modern community, including a shared pool and landscaped surroundings. The roof garden adds a unique touch, perfect for entertaining or unwinding under the Mediterranean sun.



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