

Код Объекта:	A9946	Тип:	Продажа - House/Villa
Местоположение:	Ларнака - Oroklini	Площадь:	150 м <sup>2</sup>
Участок:	313 м <sup>2</sup>	Спальни:	3
Ванные:	3	Год постройки:	2027
Статус:	В стадии строительства	НДС:	+ VAT

**Особенности недвижимости:**

Covered Parking      Detached      Roof Garden      Swimming Pool

**Описание:**

## Luxury 3-Bedroom Villa for Sale in Oroklini Tourist Area

Discover this stunning **3-bedroom villa** in the sought-after **Oroklini tourist area**, just **1km from the sparkling sea** and a short **23km drive from Larnaca Airport**. Perfect for both permanent living and holiday retreats, this modern property offers a blend of comfort, style, and exclusivity.

**Property Features:**

- **Covered Area:** 150m<sup>2</sup>
- **Plot Size:** 313m<sup>2</sup>
- **Covered Veranda:** 17m<sup>2</sup>
- **Uncovered Veranda:** 16m<sup>2</sup>
- **Roof Garden:** 41m<sup>2</sup>
- **Private Swimming Pool**
- **Exclusive Gated Project** (Only 9 houses in total)

**Why Choose This Villa?**

**Prime Location** - Peaceful yet close to beaches, restaurants, and amenities.

**Private Pool & Outdoor Living** - Enjoy sunny days by your own pool and relax in the spacious verandas or roof garden.

**Excellent Connectivity** - Just 23km from Larnaca Airport, ideal for travelers and investors.

**Low-Density Development** - Only 9 villas in the project, ensuring privacy and tranquility.

This is a rare opportunity to own a **modern, high-quality villa** in a prime Cyprus location. Perfect for families or as a rental investment in a thriving tourist area.

**Contact us today to arrange a viewing!**



