

For enquiries call

8000 8200

www.altamirarealestate.com.cy



Property Details

- Detached two-storey villa with private pool in Oroklini Community in Larnaca District. It is located approximately 400m southeast of the community center and approximately 1.2km north of the Larnaca Agia Napa motorway. The property is situated close to all necessary amenities and services. In addition, it enjoys excellent access to the motorway and the beautiful beaches of the area.
- The residence is about 15 years old, it is in a very good state of repair and comprises of a ground floor, a 1st floor, an attic and a basement. It is situated on three plots with a total area of 1.515 sqm (approx.) that has been utilized with a beautiful garden and a swimming pool area.
- The ground floor consists of an open plan hall, a living/dining room, a sitting area with a fireplace, a separate kitchen with a dining area, a guest toilet, an en-suite bedroom and a covered/uncovered verandas.
- The first floor consists of an open plan siting area, a utility room/ kitchenette, four en-suite bedrooms [two of them with walk-in wardrobes] and verandas. In the main bedroom there is a jacuzzi.
- The basement comprises of a utility room, a maids room, WC, a shower with WC, a sauna, a gym, a boiler room and a garage for 4 vehicles. The attic comprises of a large storage area.
- Externally the house comprises of a skimmer swimming pool (10m X 6m), a kiosk, a barbeque area, an external kitchenette with siting area and a WC/toilet. The property has a sea view from a distance and close mountain view.
- The residence has very good quality materials such as granite and marble floors, decorative stone inside and outside, the windows are double glazed in aluminum frames and the kitchen is oak paneled. In addition, the house has a security system, solar/electric water heater with water pressure, split air conditioning system in all areas, central heating and a fireplace.
- The area of the internal spaces is 710sqm (approx.), the basement 308sqm (approx.), the garage 130sqm (approx.) and the attic 73sqm (approx.).
- It is suitable for rent or as a permanent home or as a holiday house and is ideally suited for large families.

45,415,000 €1,415,000







Property Characteristics

1 2	
Internal Area	710m ²
No. of Bedrooms	5
No. of Bathrooms	6
Year of construction	2007
Garden	Yes
Basement	308
Swimming Pool	Private
Air conditioner	Yes
Heating	Yes
Parking Space	4

ASKING PRICE €1,415,000







Cadastral Details

District	Larnaca	Sheet/Plan	41/17, 41/17, 41/17
Municipality	Larnaca, Voroklini	Parcel No.	592, 593, 596
Quarter	-	Block	0,0,0
Reg. Number	0/8736, 0/8737, 0/8740	Share	1/1, 1/1, 1/1
Property Type	Houses	Land Area	1,515m²

Planning Zone

Planning Zone	Building Density	Coverage Coeff.	Floors	Max Height
H2	90%	50%	2	8m

Other Details

Separate Title Deed	Planning Permit	Building Permit	Subject to VAT	Building Condition
Yes	Yes	-	No	Very Good

Occupancy status

Unit	Status	Current Rent	Commencement of a contract	Termination of a contract	Statutory Tenant	Current Yield
-	Vacant	-	-	-	-	-

ASKING PRICE €1,415,000





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Title deed

Επορχία : 4 ΛΑΓΝΑΚΑ Αριθμός Εγγραφής Δήμος/Κοινότητα : 102 ΒΟΡΟΚΛΕΙΝΕΙ (ΟΡΟΚΛΕΙΝΕΙ) Ενορία : 00 Τοποθεσία : ΣΥΡΙΖΑ Διτύθυνση : Φάλο :41 Σχεδίο :17	
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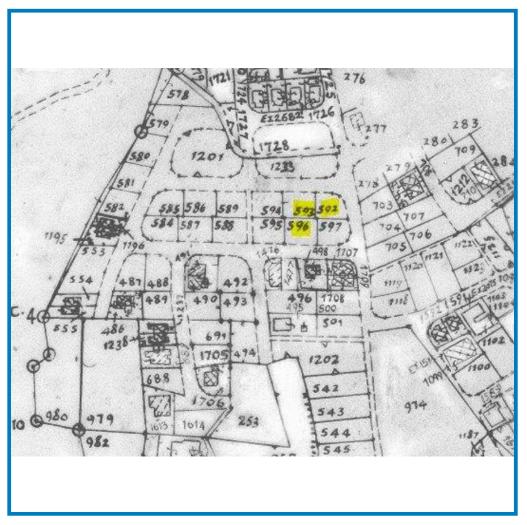
Title deed

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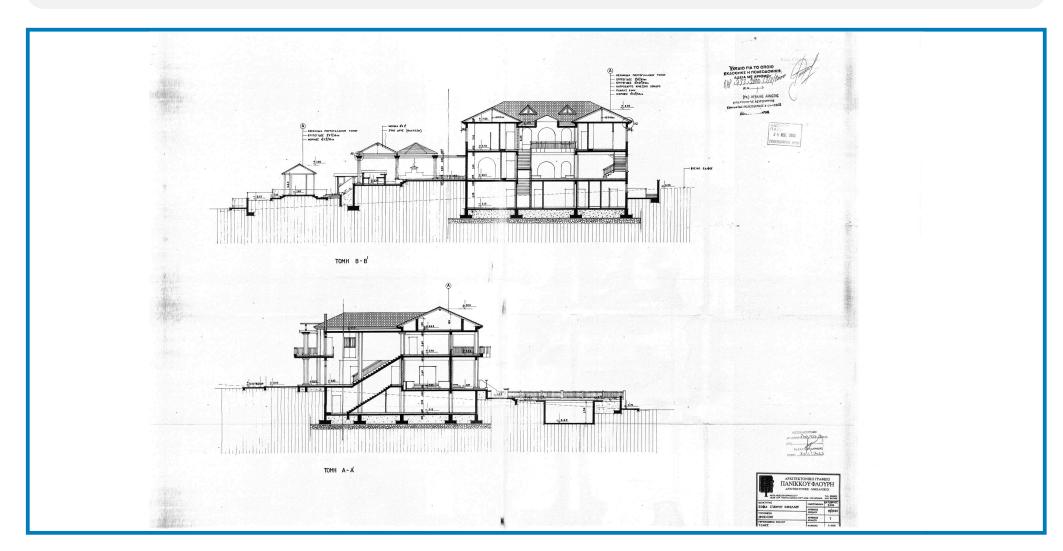




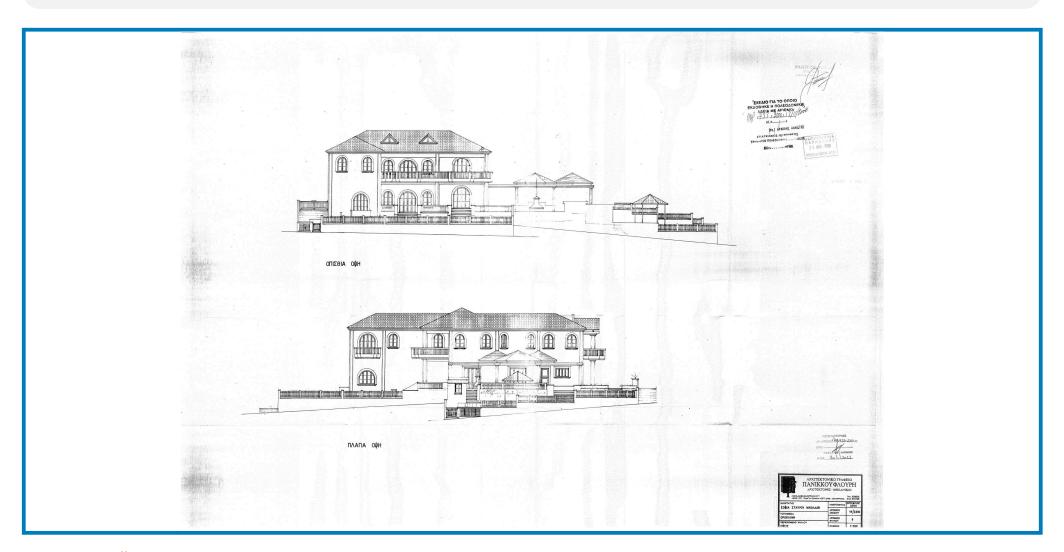
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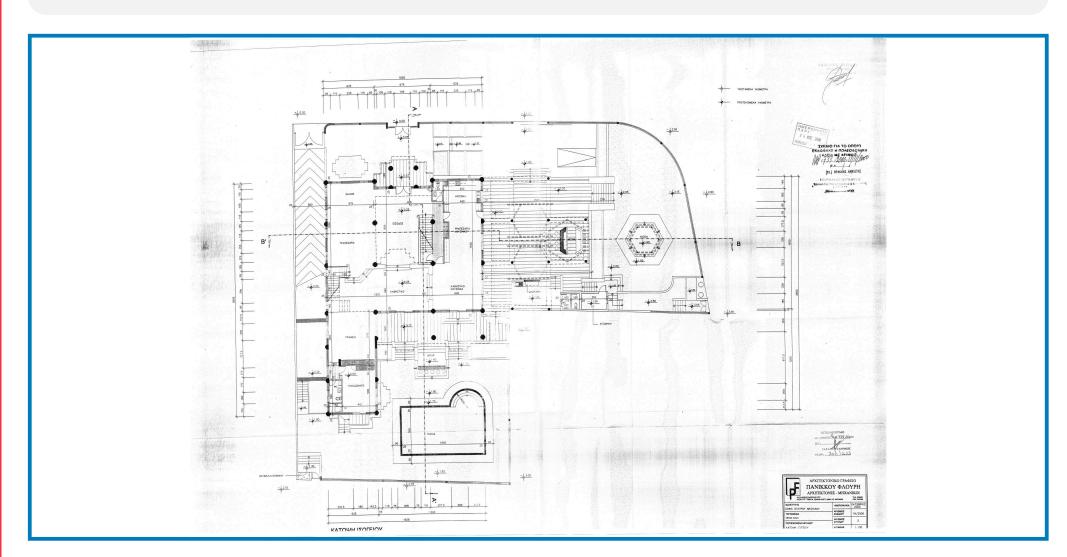




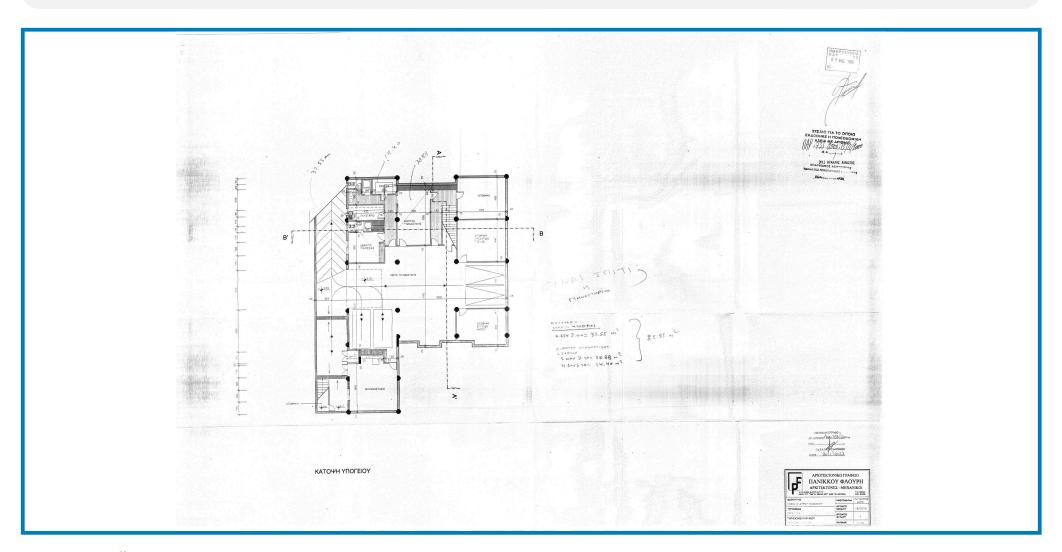








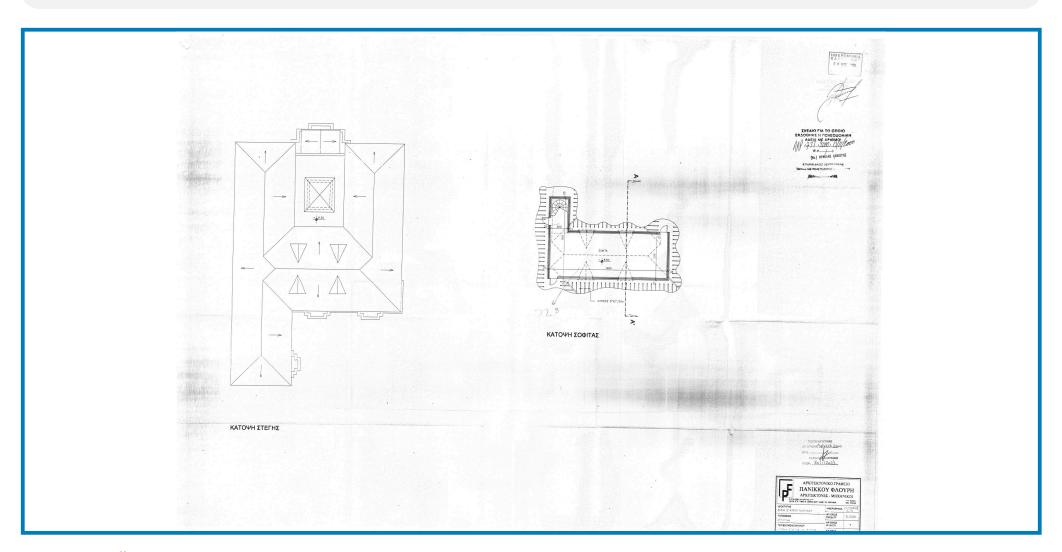




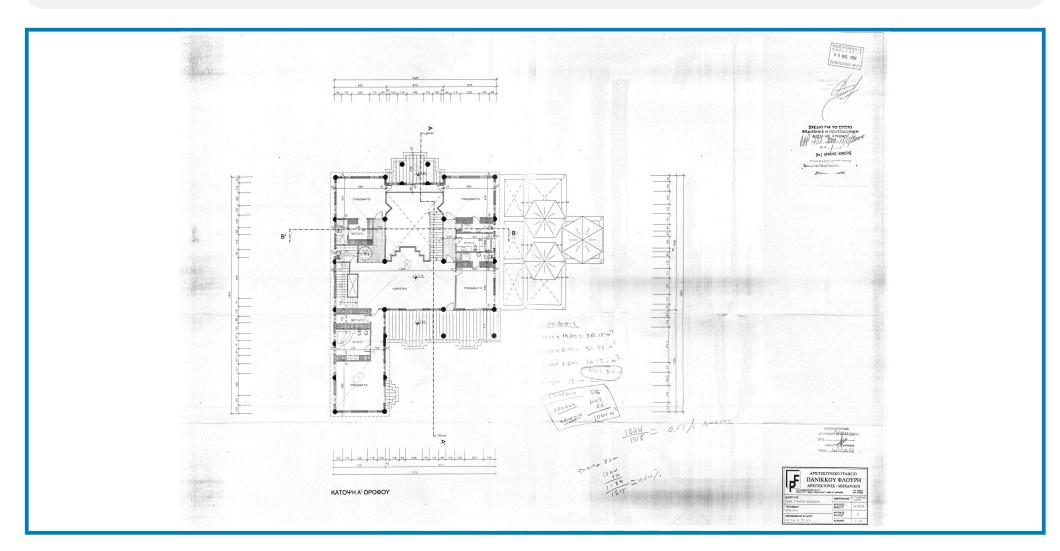












Planning Permit

Building Permit

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