

# OROKLINIHILLS

LUXURY VILLA IN OROKLINI, LARNACA

a project by

**CITYGROUP**  
DEVELOPMENTS & INVESTMENTS

<https://citygroup.cy>

# OROKLINIHILLS





# ABOUT CITY GROUP

**City Group** is a property development company based in the rapidly evolving real estate market of Larnaca, Cyprus.

We create and construct **upscale and personalized** real estate properties, aiming to **enhance both the quality of living** for individuals, and at the same time **facilitate smarter investments**.

Our company has already built and successfully **delivered over 30 unique luxury properties** and currently develops over 10 property development projects.

**CITYGROUP**  
— DEVELOPMENTS & INVESTMENTS —

**CITY**  
REAL ESTATE



# OROKLINIHILLS

**Oroklini Hills Villa**, a magnificent 3-floor, 5-bedroom luxury property nestled in the heart of Oroklini, Larnaca. This stunning off-plan villa offers an unparalleled living experience, boasting elegant design, modern amenities, and breathtaking views.

Spread across a generous **plot of 600 square meters**, Oroklini Hills Villa presents a spacious and well-thought-out layout. Open design kitchen featuring a stylish island, seamlessly flowing into the dining area and a spacious living room. Airy verandas, an inviting BBQ area, and an outdoor shower, complemented by a **magnificent 13-meter-long swimming pool**.

**Spacious bedrooms** on the first floor, each with its own **en suite WC and shower**. **Roof garden** with breathtaking sea views. The roof garden features an additional bedroom.

Situated near Oroklini hills, this villa offers a **prime location surrounded by lush green areas**. Walking distance to amenities of Oroklini area. A short drive to the beaches of Larnaca, while the city center and the new marina area can be reached within 15 minutes.



# LOCATION AND INVESTMENT POTENTIAL



# PROJECT HIGHLIGHTS

Plot size	600 sqm
Covered areas	330 sqm
Total bedrooms	5
Total bathrooms	5
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Basement	
<hr/>	
Ground floor	<ul style="list-style-type: none"><li>▪ Open design kitchen with an island, dining area, spacious living room</li><li>▪ 1 guest WC</li><li>▪ 2 covered parking spaces and 2 uncovered</li><li>▪ 1 bedroom (en suite with WC and shower)</li><li>▪ Huge spacious verandas with BBQ Area</li><li>▪ Outdoor shower</li><li>▪ Long swimming pool – 13 meters long</li></ul>
First floor	<ul style="list-style-type: none"><li>▪ 3 spacious Bedrooms (all en suite with WC and shower)</li></ul>
Roof Garden	<ul style="list-style-type: none"><li>▪ Roof garden with seaview</li><li>▪ 1 bedroom</li></ul>
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# PROJECT FEATURES

Energy efficient insulation and windows

High-end European tiles and parquet

Luxury white sanitary and Grohe fittings

Modern and functional kitchen,  
personalized by local professional  
carpenters

Secure main entrance doors

Provision for high-speed internet  
connectivity

Long swimming pool – 13 meters long





# EXTERIOR



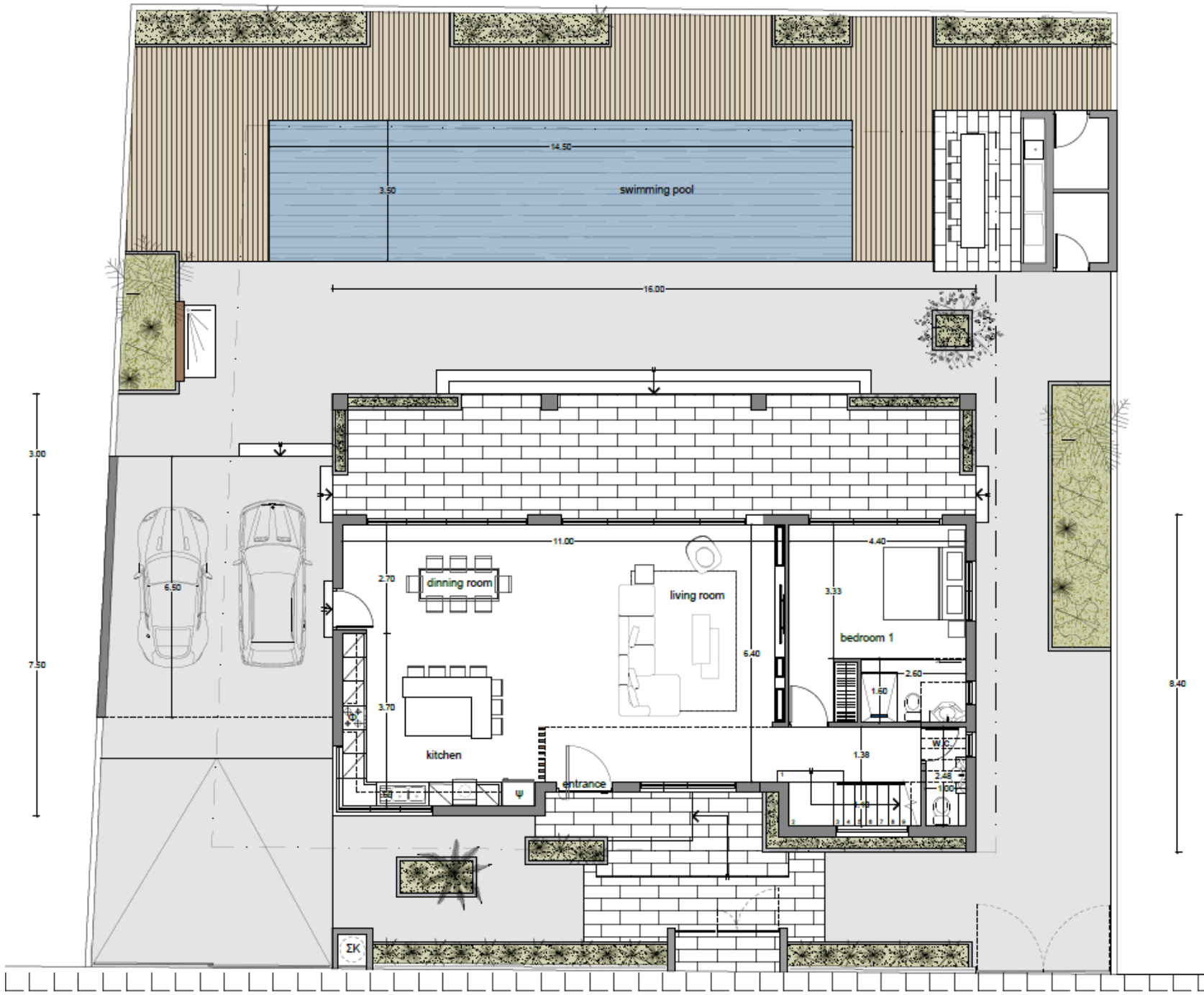


# EXTERIOR





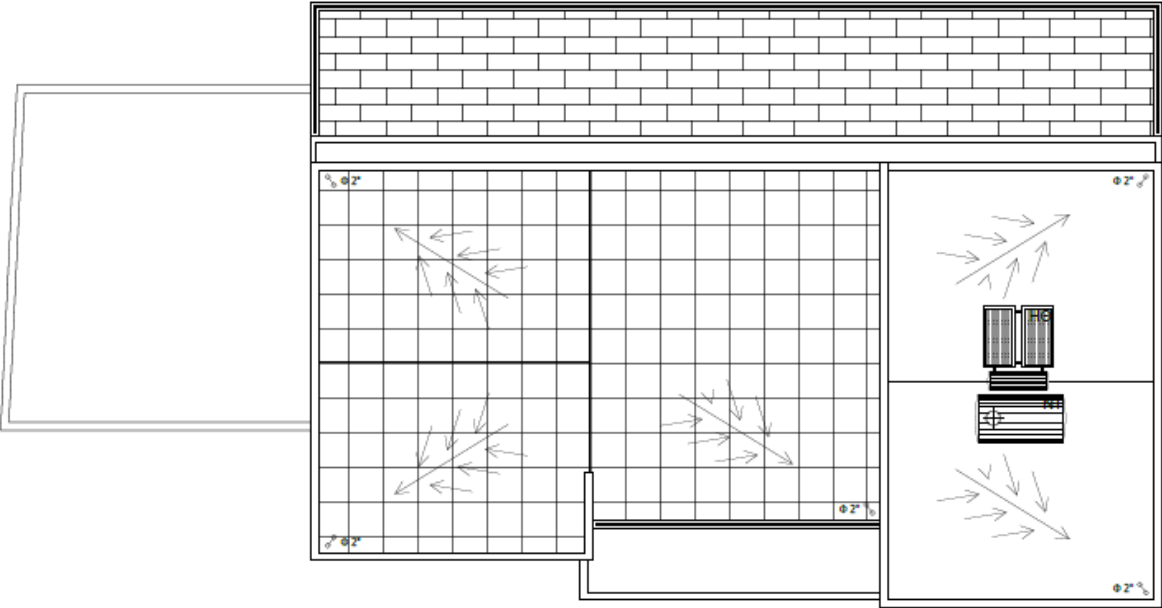
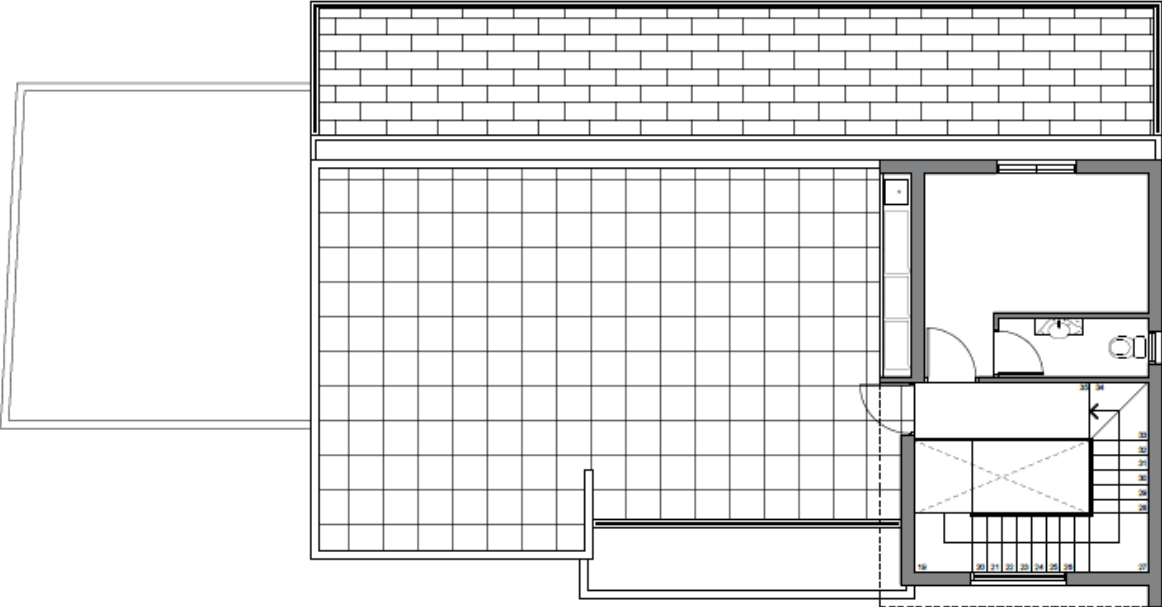
# PLANS – GROUND FLOOR





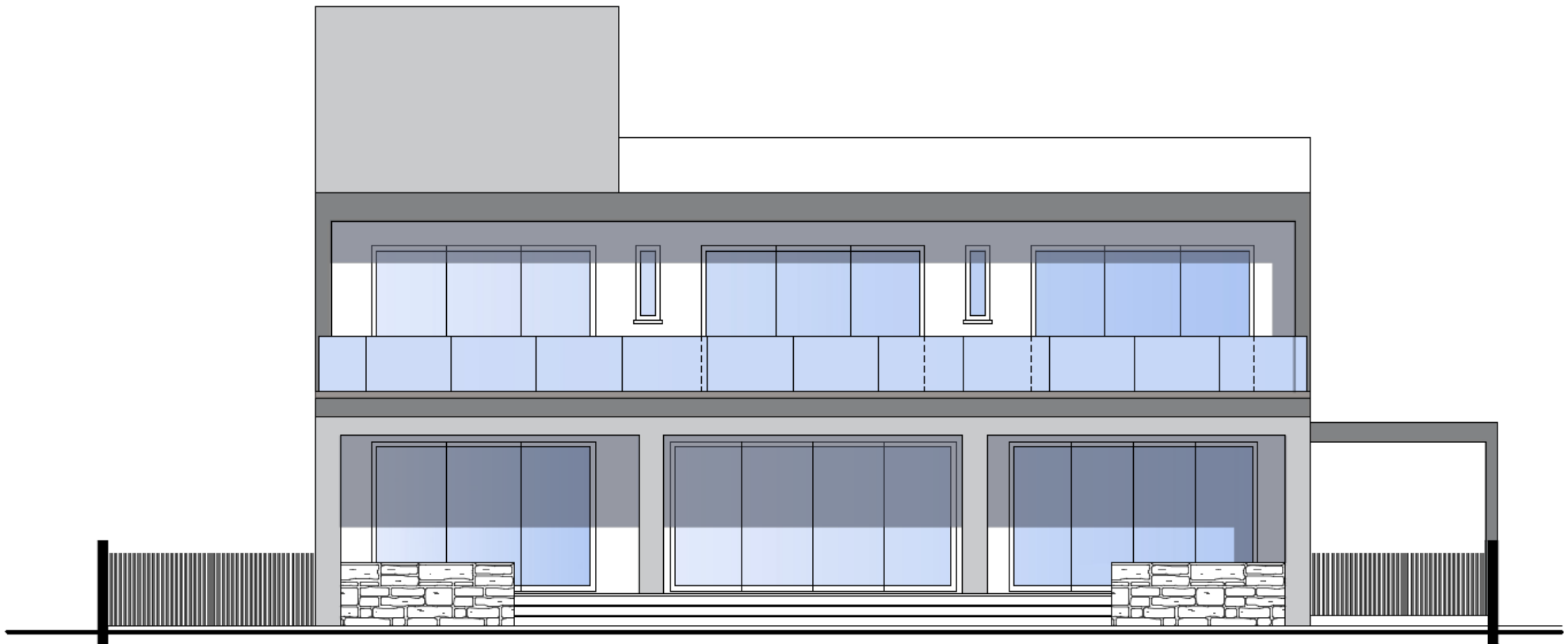
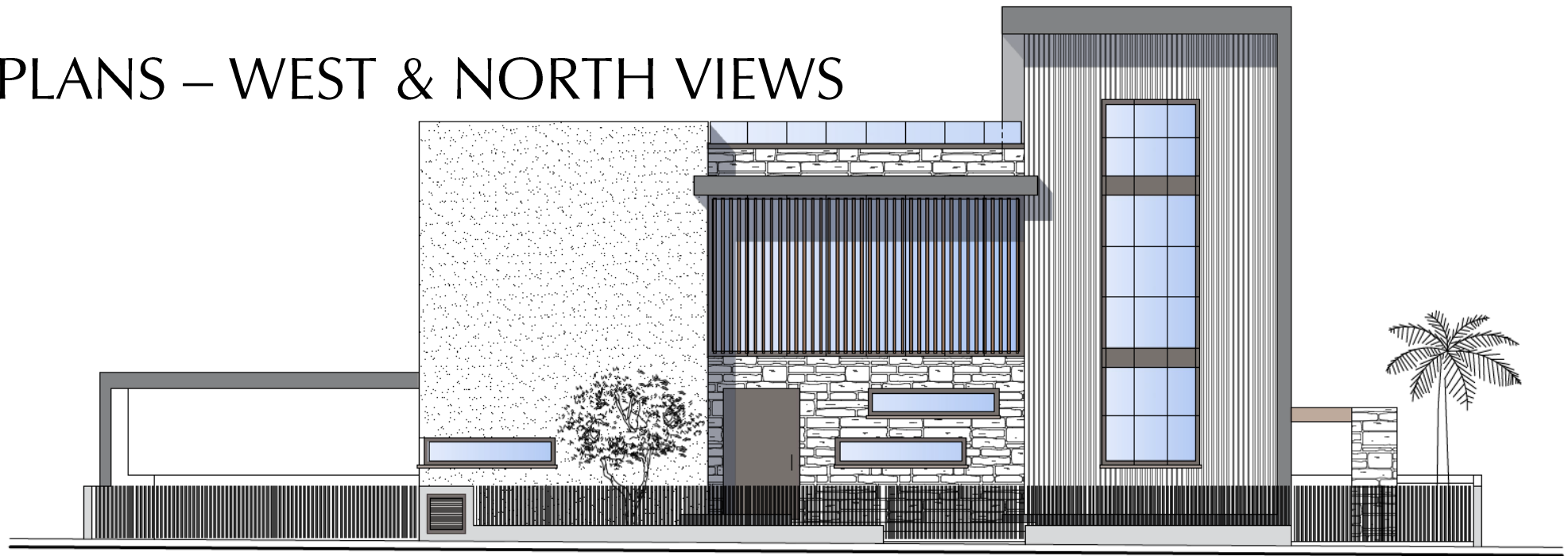


# PLANS – ROOF GARDEN TOP FLOOR





# PLANS – WEST & NORTH VIEWS





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Images are artist's impressions and for illustrative purposes only. Actual property features and numbers may vary. All information in this brochure is intended as a guide and is subject to change without notice.

**HEAD OFFICE**

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