

OROKLINIHILLS

LUXURY VILLA IN OROKLINI, LARNACA

OROKLINIHILLS



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.

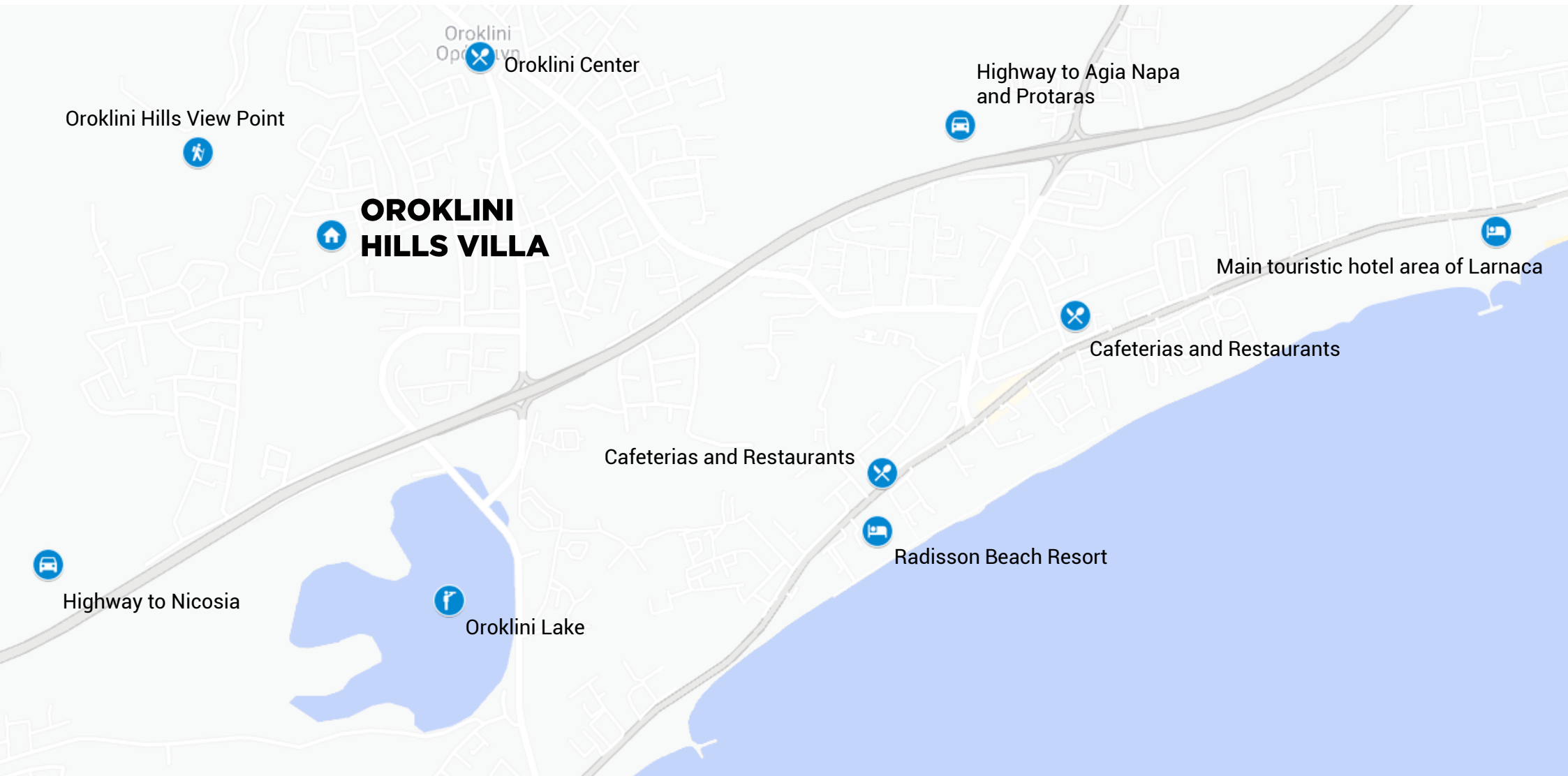
Spread across a generous **plot of 600 square meters**, Oroklini Hills Villa presents a spacious and well-thought-out layout. Open design kitchen featuring a stylish island, seamlessly flowing into the dining area and a spacious living room. Airy verandas, an inviting BBQ area, and an outdoor shower, 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
Basement	
Ground floor	<ul style="list-style-type: none">▪ Open design kitchen with an island, dining area, spacious living room▪ 1 guest WC▪ 2 covered parking spaces and 2 uncovered▪ 1 bedroom (en suite with WC and shower)▪ Huge spacious verandas with BBQ Area▪ Outdoor shower▪ Long swimming pool – 13 meters long
First floor	<ul style="list-style-type: none">▪ 3 spacious Bedrooms (all en suite with WC and shower)
Roof Garden	<ul style="list-style-type: none">▪ Roof garden with seaview▪ 1 bedroom

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

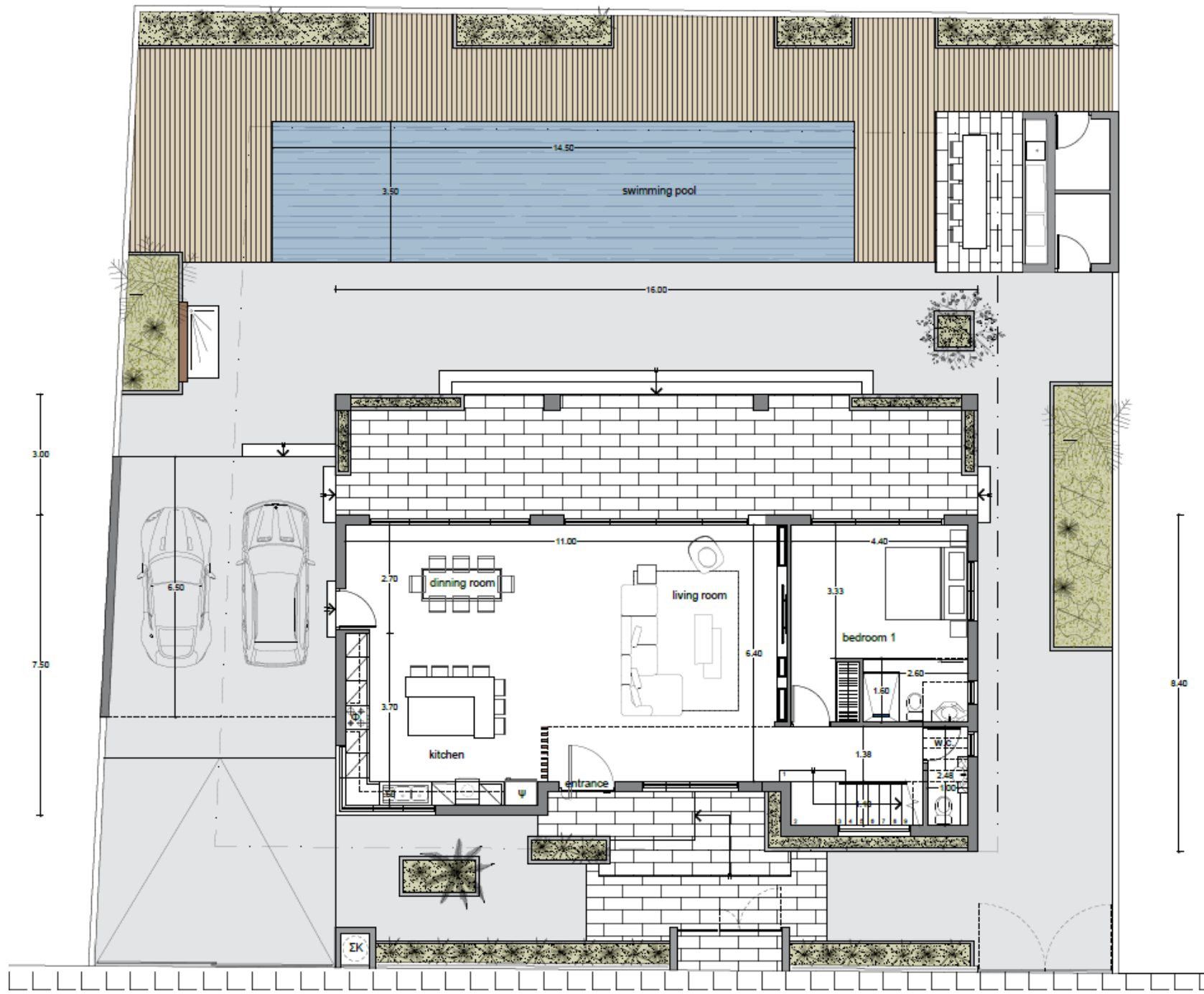




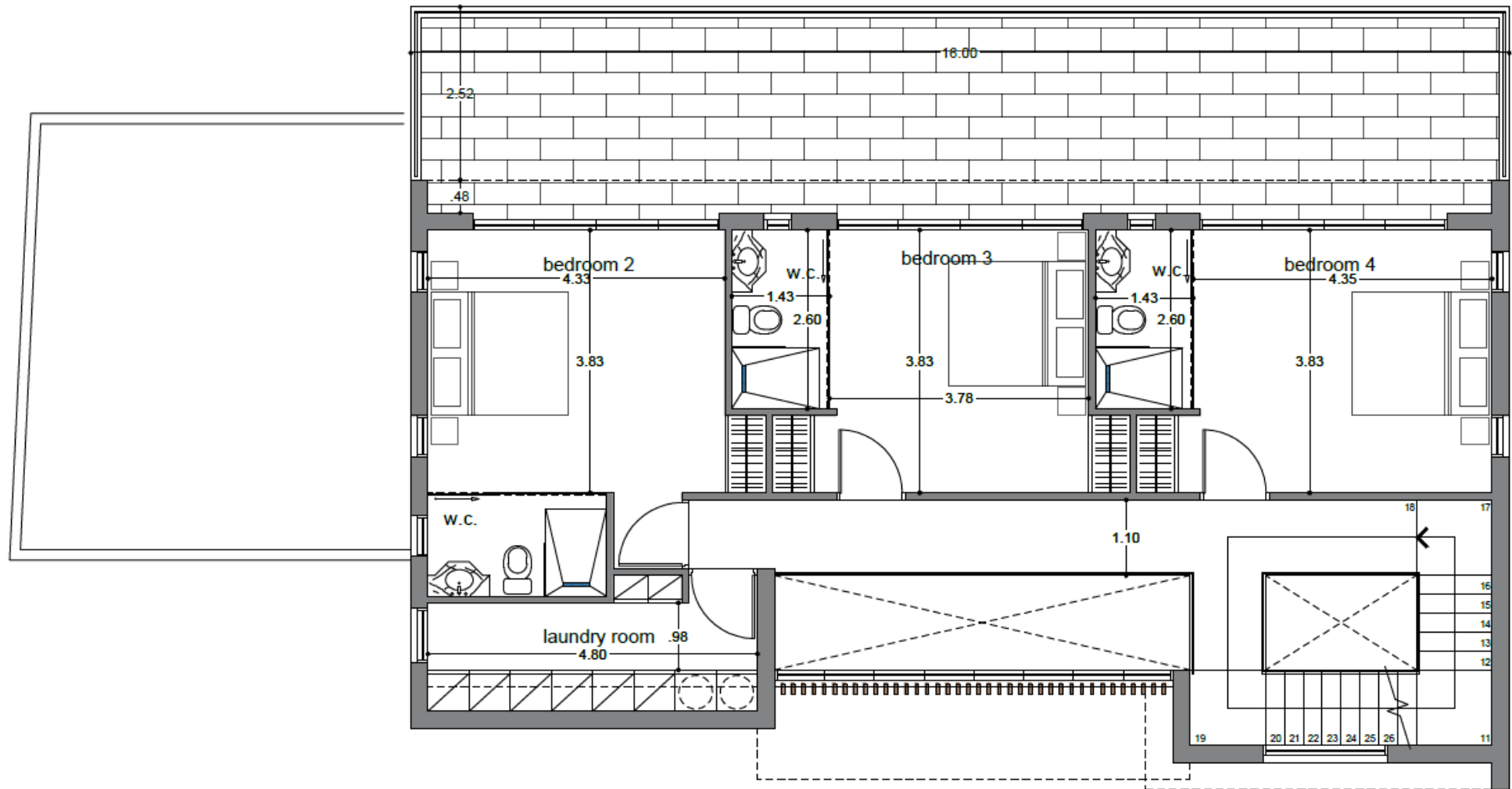
EXTERIOR



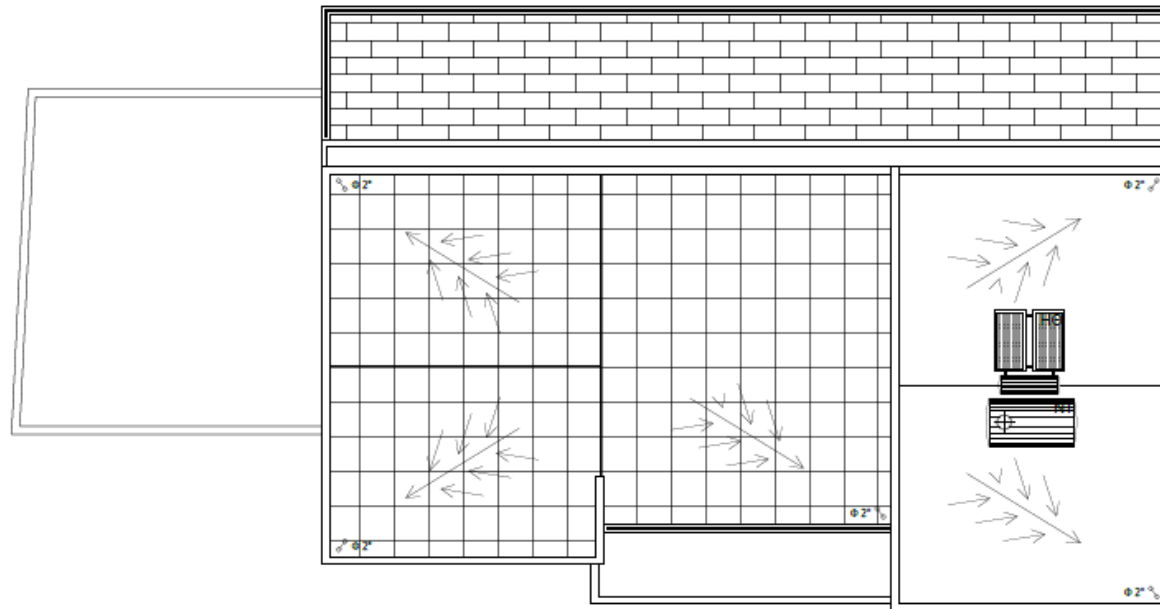
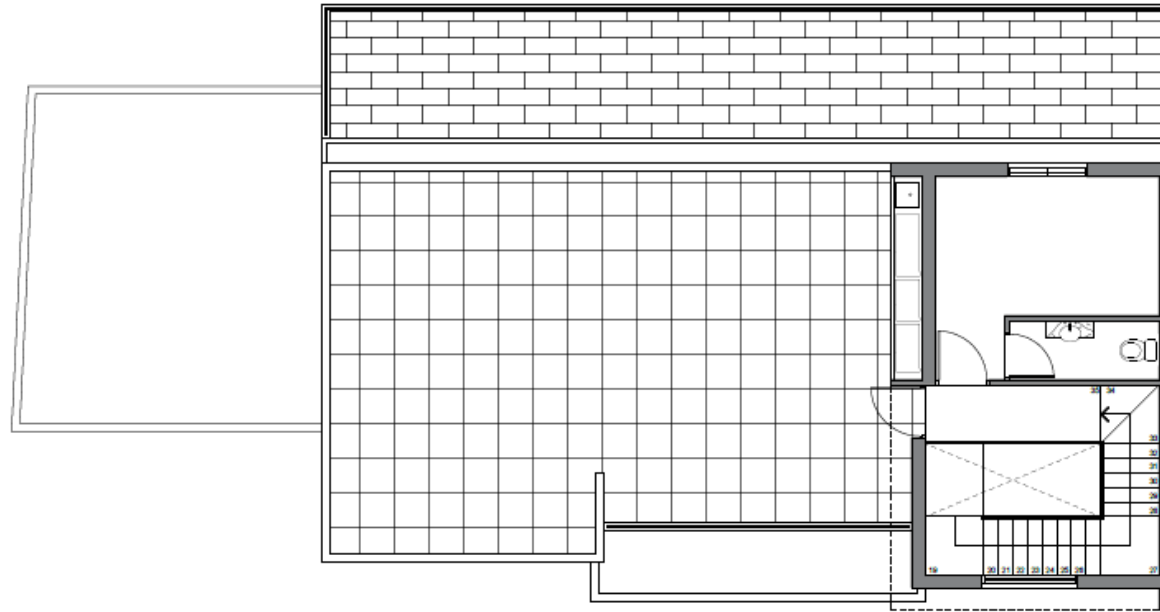
PLANS – GROUND FLOOR



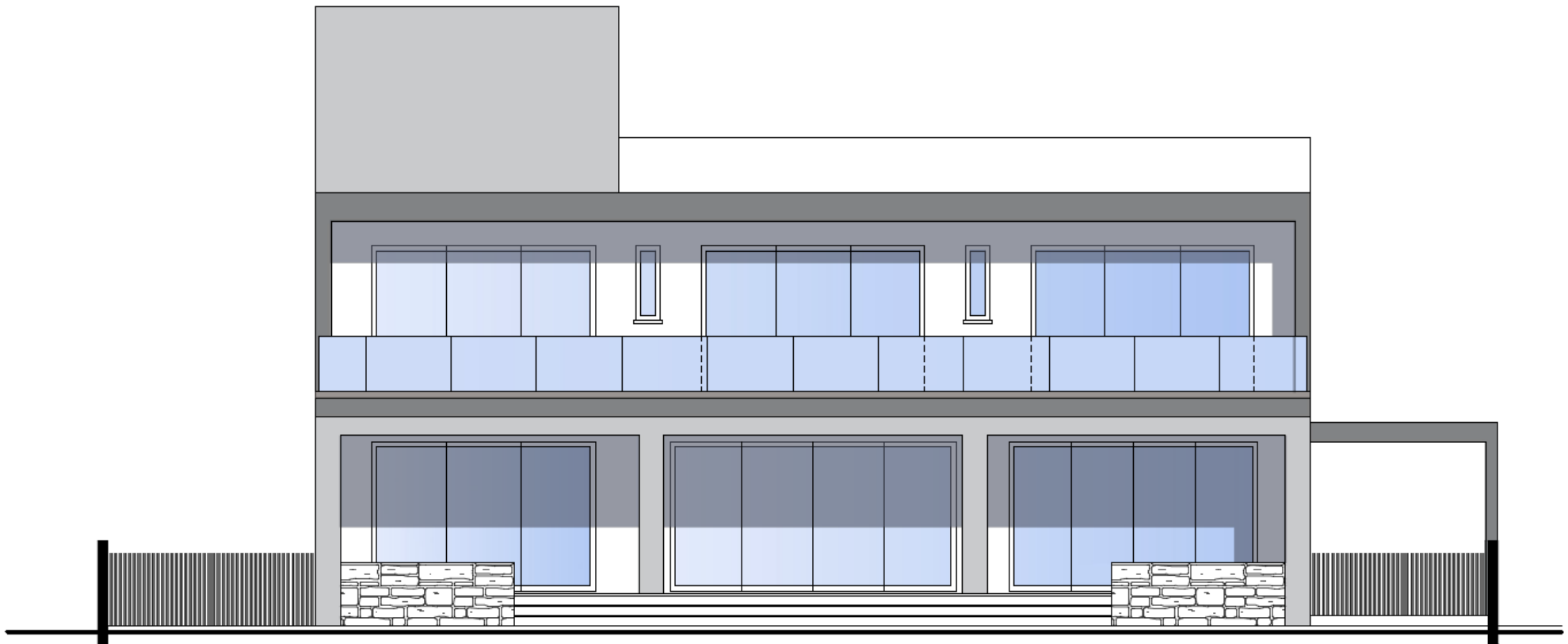
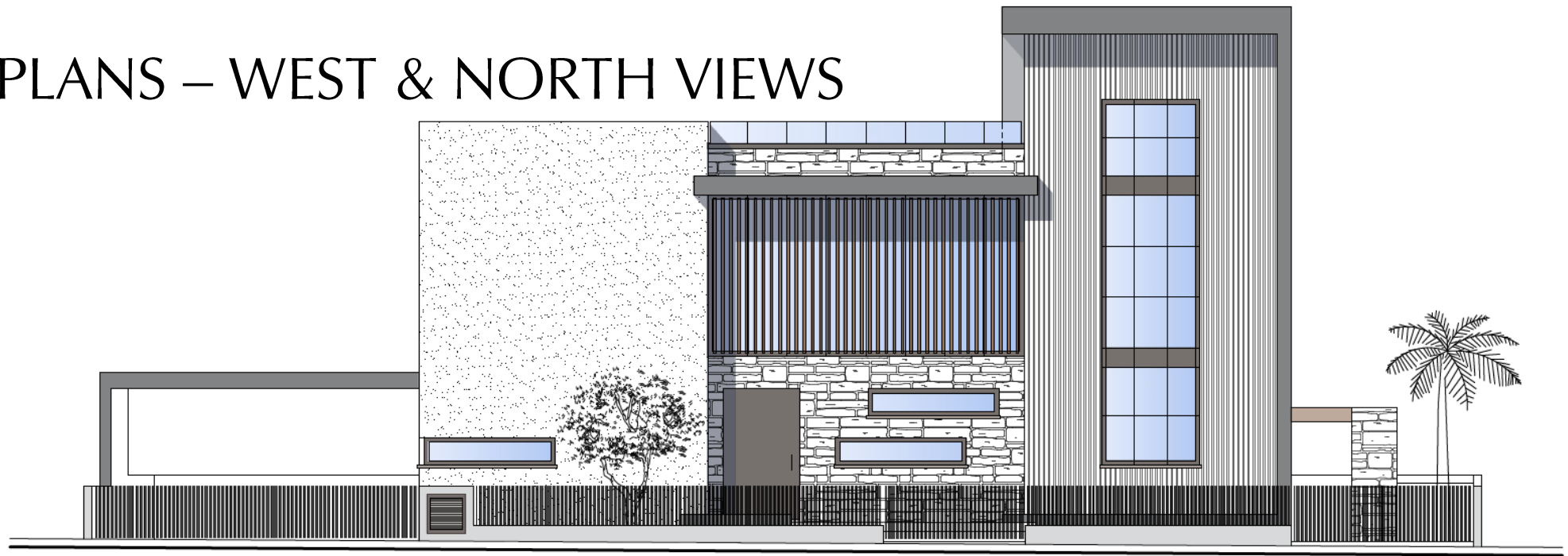
PLANS – FIRST FLOOR



PLANS – ROOF GARDEN TOP FLOOR



PLANS – WEST & NORTH VIEWS



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.