



WHY OROKLINI?

*"Where Coastal Beauty Meets
Modern Mediterranean Living"*

FINISH READING ON PG. 2



ARCHITECTURAL PLANS AND 3D RENDERS

Supreme architectural lines and
high-end finishes.

"Our vision through your eyes!"

FINISH READING ON PG. 5



PROJECT IN OROKLINI - CYPRUS

Welcome to an exclusive new residential project in Oroklini,

Cyprus — an elegant, contemporary 3-bedroom house crafted for modern luxury living. It combines refined architectural lines with high-end finishes, open-plan living spaces, private landscaped garden and generous terraces designed for indoor-outdoor entertaining.

Thoughtfully positioned to capture natural light and local views, the home offers privacy and comfort while remaining within easy reach of Oroklini's amenities and the nearby coastline.



WHY CHOOSE

OROKLINI - CYPRUS

Oroklini, Cyprus offers the perfect balance of serene village charm and modern convenience, making it an exceptional place to own property. Nestled between the beautiful Mediterranean coastline and the rolling hills of Larnaca, Oroklini combines natural beauty with a welcoming community atmosphere. Residents enjoy easy access to pristine beaches, local tavernas, shops, and schools — all just a short drive from Larnaca city and the international airport. With its blend of traditional Cypriot character and contemporary living, Oroklini provides an ideal setting for both year-round living and holiday retreats. Investing in property here means not only embracing a relaxed Mediterranean lifestyle but also securing lasting value in one of Cyprus's most sought-after residential areas.

CLOSE PROXIMITY TO THE BRAND NEW DEVELOPMENT – LAND OF TOMORROW!

The Land of Tomorrow in Oroklini, Cyprus, is an ambitious mixed-use coastal development designed to redefine modern living in Larnaca. Spanning over 350,000 m² with 2.5 km of beachfront, it will feature luxury residences, retail and dining areas, offices, co-working spaces, leisure and wellness facilities, and abundant green spaces with over 20,000 trees. Combining sustainability, smart design, and direct coastal access, the project creates a vibrant, walkable community where residents can live, work, and relax in harmony with nature. Set to begin its first residential phase in late 2025, Land of Tomorrow represents a new benchmark for integrated, eco-conscious Mediterranean living.



THE PROPOSAL



Where Luxury meets Excellence

Experience Modern Luxury Living

Introducing a stunning new luxury 3-bedroom residence offering an exceptional blend of elegance, comfort, and contemporary design. With 171 m² of refined internal living space, this home is thoughtfully crafted to elevate everyday living.

Step outside to discover expansive landscaped gardens surrounding the front, side, and rear of the property—perfect for relaxation, entertaining, or family enjoyment. The exterior also includes a large storage area, a dedicated barbecue zone with built-in storage, and a 25 m² covered veranda overlooking a private 3 m x 5 m luxury swimming pool.

Inside, the ground floor welcomes you with a spacious open-plan living, dining, and kitchen area, designed for both style and functionality. A guest toilet and a separate laundry room complete the ground-floor layout.

The first floor features a breathtaking master bedroom with an en-suite bathroom and walk-in closets, accompanied by a luxurious master bathroom and two additional bedrooms, each equipped with built-in wardrobes and study desks. This level opens onto a large uncovered veranda plus a covered side veranda accessible from the master suite.

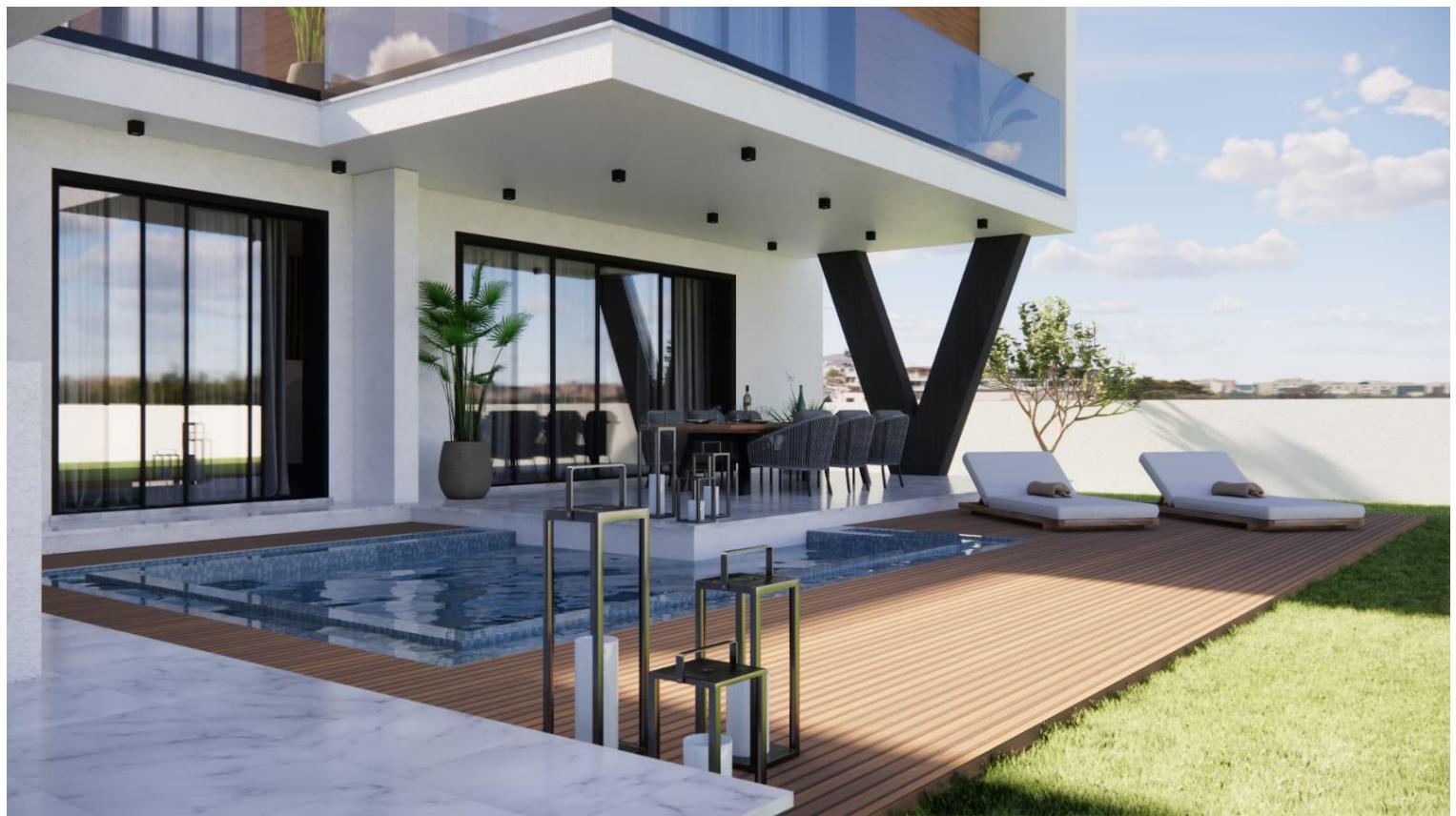
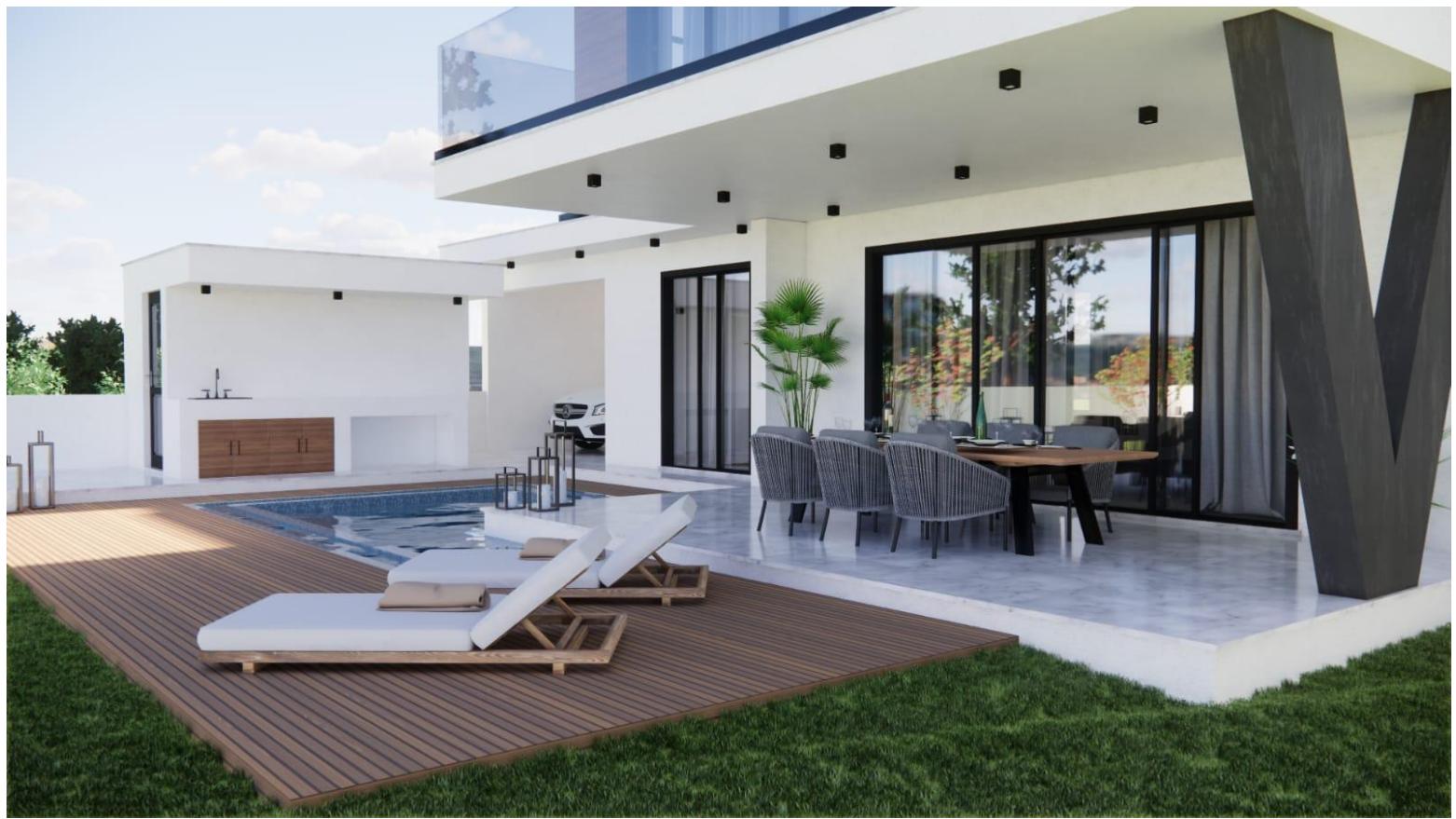
For convenience and security, the home includes a covered two-car drive/garage. Constructed with premium materials, the property showcases black aluminum windows and sliding doors, high-end ceramics and sanitary ware, granite kitchen worktops, aluminum fencing, and luxury modern exterior lighting. A 4 kW photovoltaic system and full air-conditioning ensure optimal efficiency and comfort.

Rated Energy Efficiency Class A, this residence embodies modern living at its finest—luxurious, sustainable, and beautifully designed.

External Views of the Property

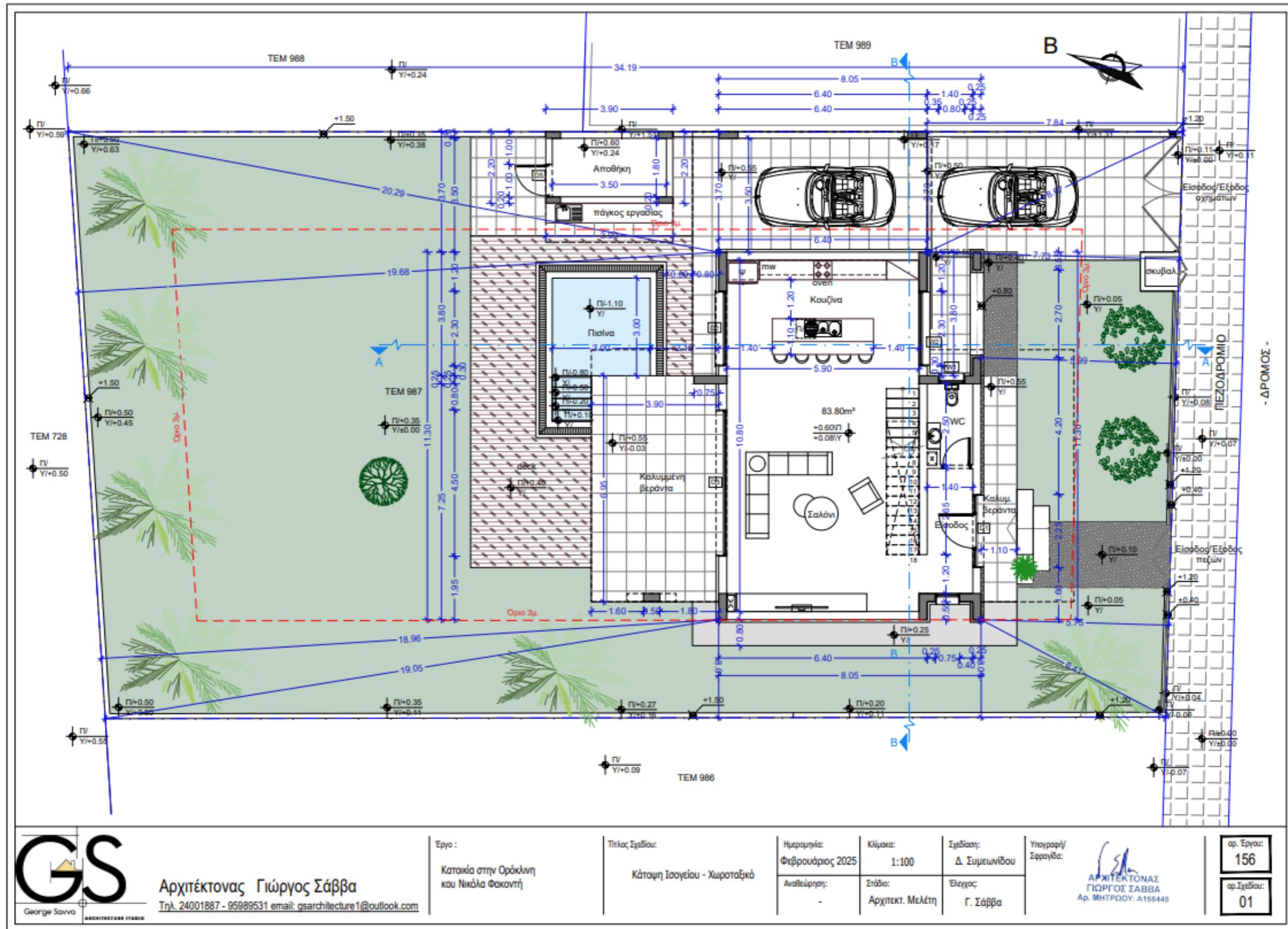


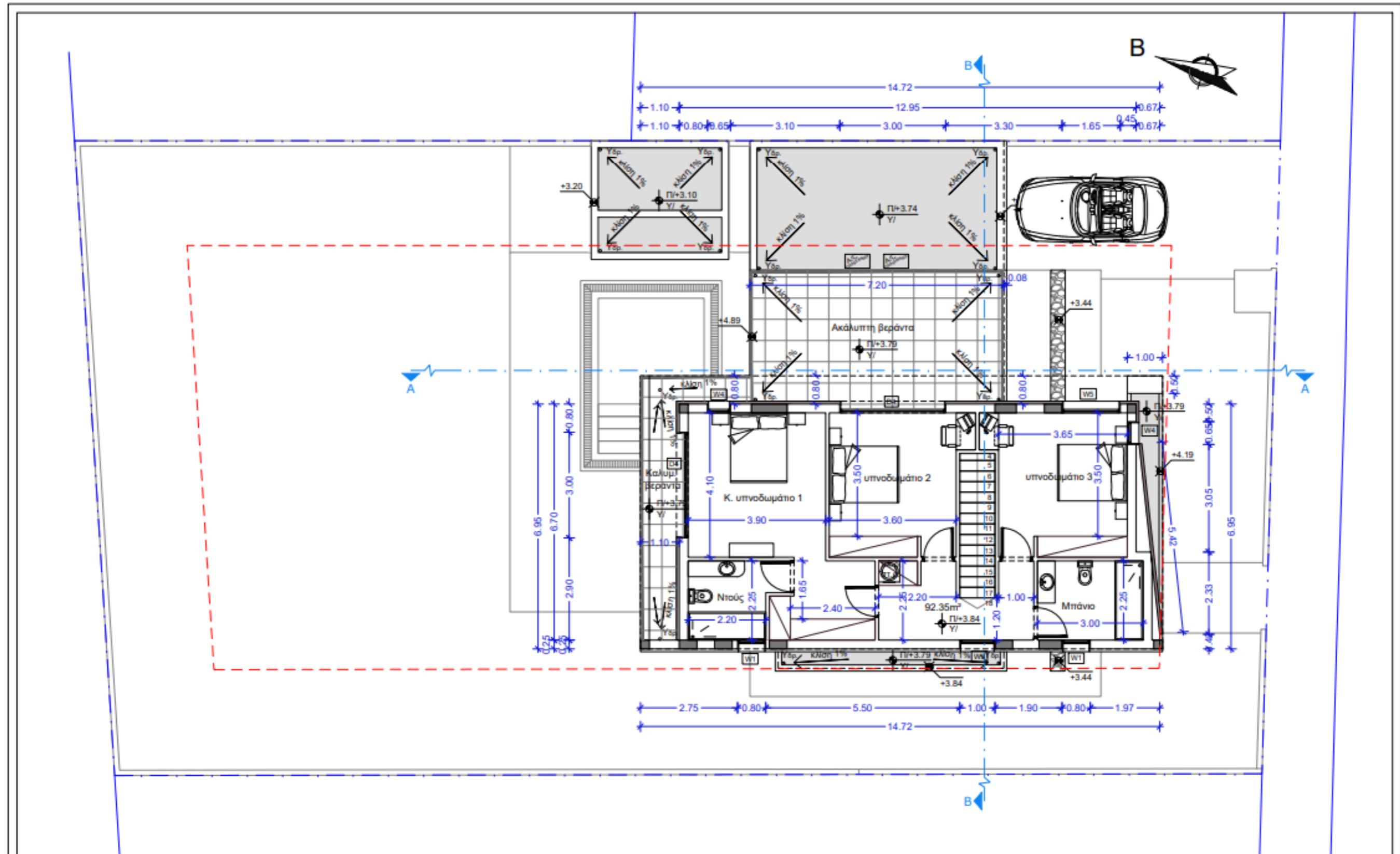


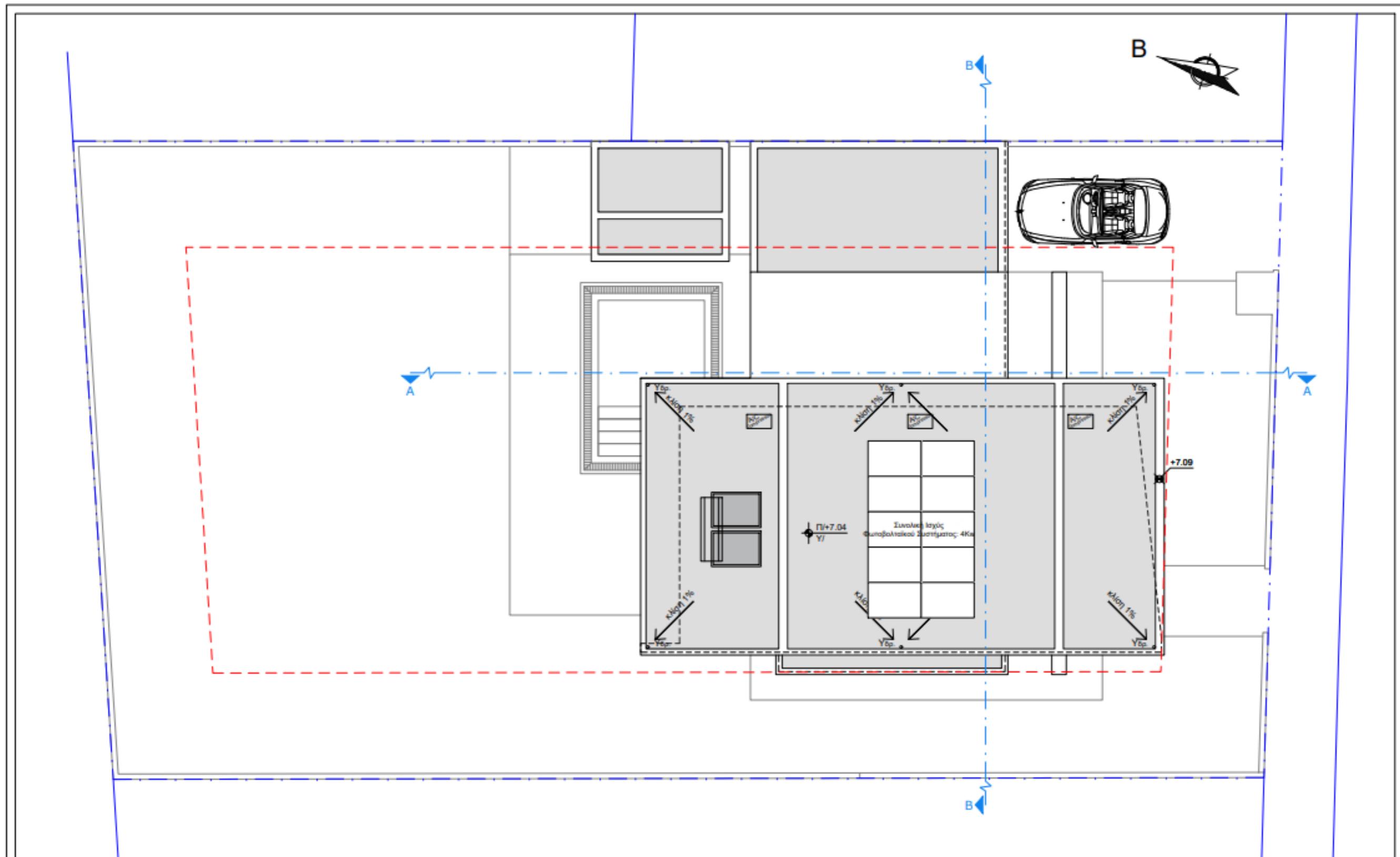




Architectural Plans and Views!







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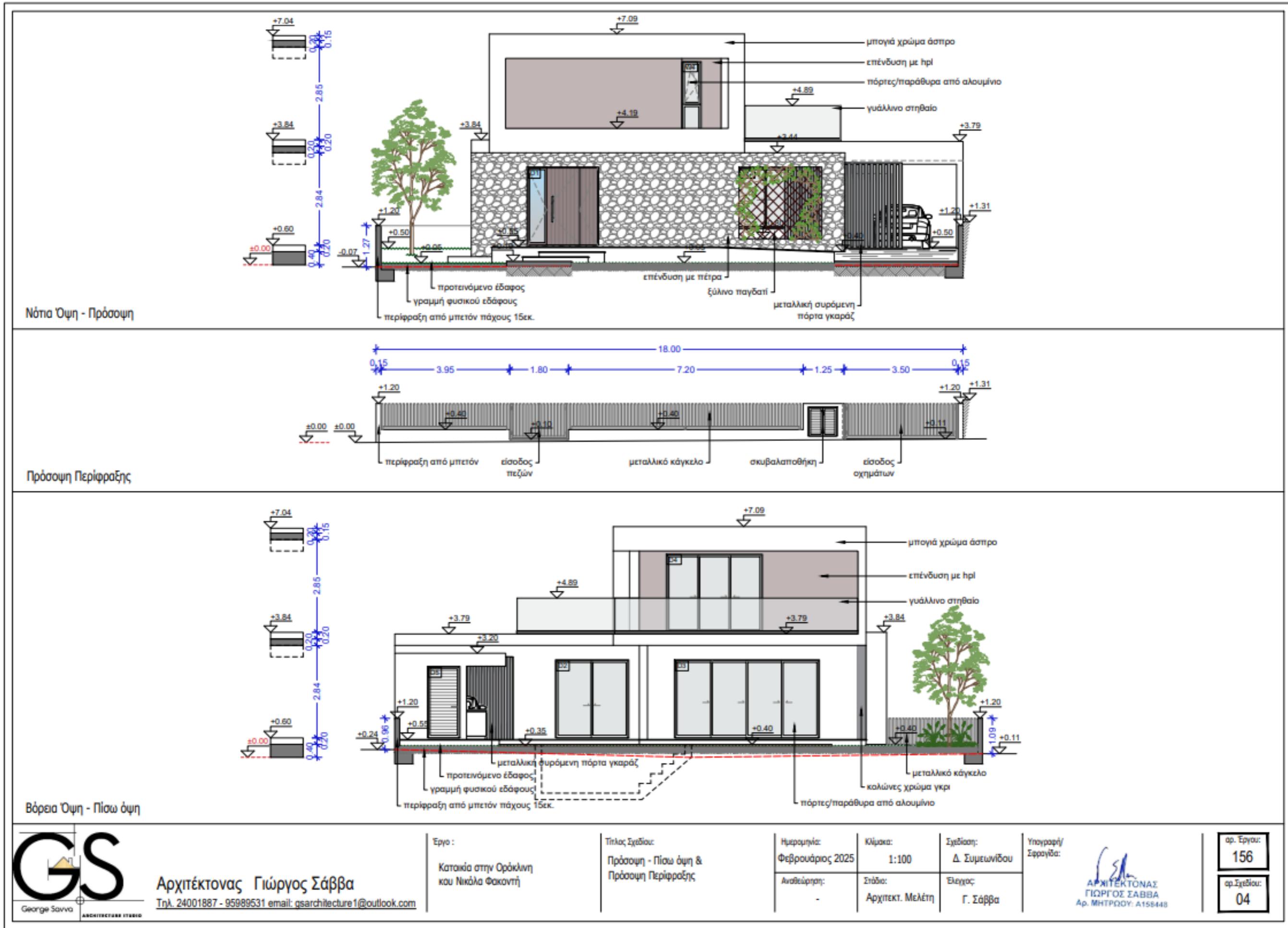
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Φεβρουάριος 2025

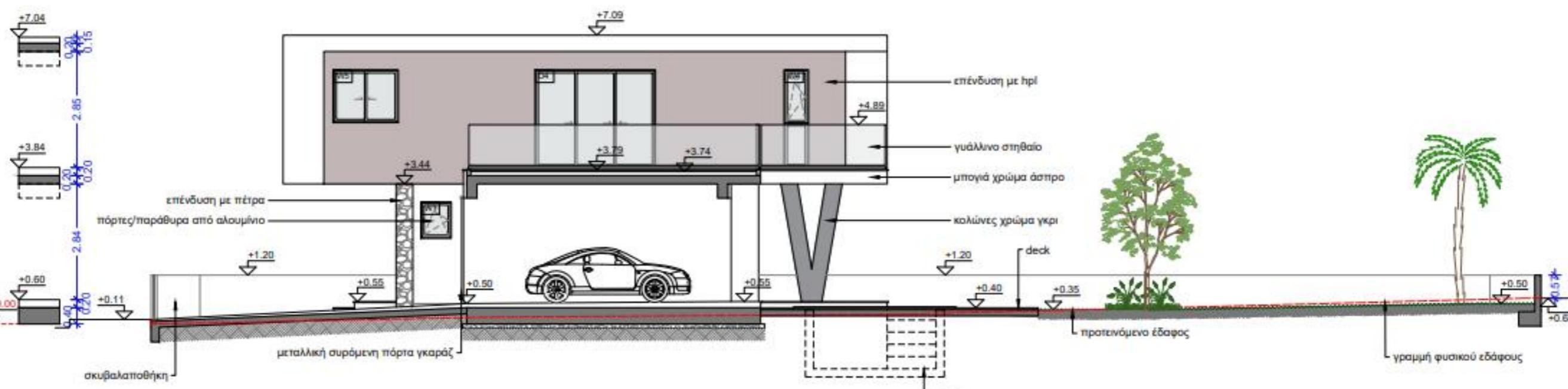
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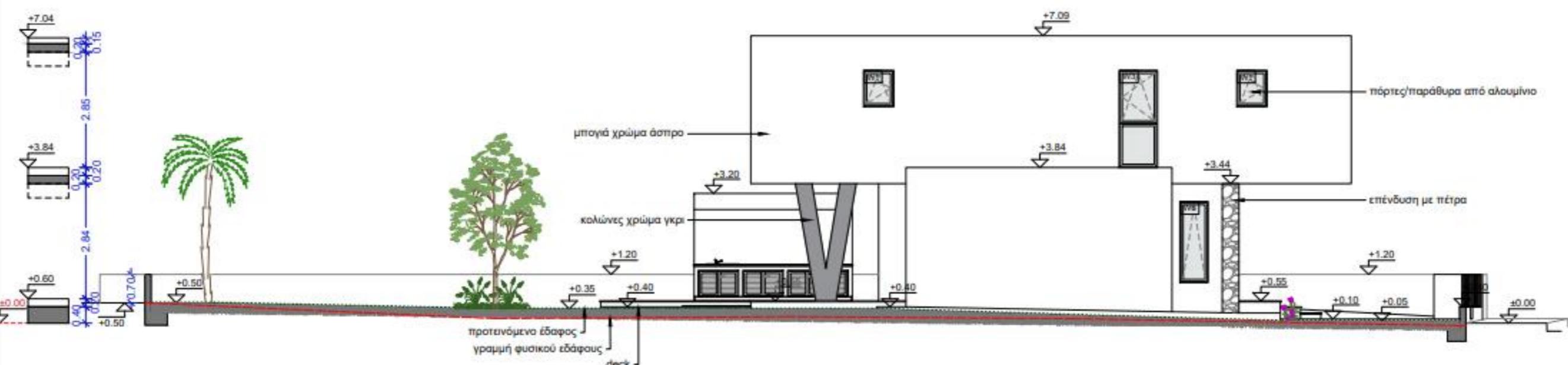
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Ανατολική Όψη - Πλάγια όψη



Δυτική Όψη - Πλάγια όψη



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