

5 Bedroom Luxury Villa in Voroklini, Larnaca

For Sale : **€ 980,000**

Description
5-Bedroom Luxury Hillside Villa

Apartments & Living Spaces
This exceptional upcoming 5-bedroom, 5-bathroom luxury three-storey villa is ideally positioned in the prestigious Oroklini Hills area of Larnaca, offering breathtaking panoramic sea views over the Mediterranean coastline. Designed to reflect a refined contemporary lifestyle that combines elegant architecture, generous living spaces, and cutting-edge modern technology, the residence is set on a private 600 m² plot with approximately 250 m² of covered living space distributed across three levels.

The heart of the home is a spacious open-design kitchen with a modern central island, seamlessly connected to the dining and living areas — creating an elegant flowing environment for everyday living and sophisticated entertaining. Large glass openings frame the panoramic sea views and invite abundant natural light deep into the interior, blurring the boundaries between indoor and outdoor living.

The interior features premium European-quality fittings, elegant worktops, contemporary finishes, and carefully selected materials throughout — combining durability with timeless sophistication.

Bedrooms
The villa provides flexible sleeping accommodation across multiple levels — four generously sized bedrooms on the first floor, and an additional fifth bedroom on the private rooftop level. Each bedroom is designed as a calm and private retreat away from the main living areas.

The first-floor bedrooms each benefit from their own en-suite bathroom, ensuring exceptional privacy and comfort for every member of the household. The rooftop bedroom offers a versatile additional space that can be used as a private master suite, a dedicated guest room, or a leisure retreat with direct access to the roof garden and its spectacular sea views. The villa is served by 5 elegant en-suite bathrooms in total.

Each bedroom is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area. Large windows enhance both natural light and ventilation, and the design focuses on elegance and practicality — using premium materials and neutral tones to create a relaxing and timeless feel.

Exclusive Private Roof Garden with Sea Views
The private roof garden is a defining feature of this exceptional residence, offering panoramic views of the Mediterranean coastline. This elevated outdoor space features:
- Spectacular panoramic sea views
- Additional fifth bedroom with private access
- Ideal setting for morning coffee, sunset gatherings, or private entertaining
- A truly exclusive additional outdoor living dimension

The roof garden creates a distinctive additional retreat that dramatically expands the villa's outdoor living experience, delivering the ultimate Mediterranean lifestyle from an elevated vantage point.

Private Outdoor Living
The outdoor spaces are designed for the ultimate Mediterranean lifestyle:
- Spectacular 13-metre modern private swimming pool
- Spacious verandas across multiple levels
- Dedicated barbecue area for outdoor entertaining
- Outdoor shower for post-swim convenience
- Beautifully landscaped surrounds with green areas

The generous 13-metre pool is a rare luxury feature, providing exceptional space for swimming, relaxation, and entertaining. Combined with the multiple verandas and dedicated BBQ area, the villa offers an outstanding outdoor lifestyle in every season.

Premium Construction & Energy Efficiency

The villa is built to the highest standards, incorporating:
- Photovoltaic system for sustainable energy generation and reduced running costs
- Energy Efficiency Class A construction
- Premium European-quality materials and finishes
- Contemporary open-design kitchen
- Modern architectural design with three-storey layout

The integrated photovoltaic system helps reduce energy costs while supporting environmentally conscious living, and the Class A energy rating ensures excellent thermal performance and long-term efficiency.

Overall Feel
Every aspect of the villa reflects a commitment to quality, ensuring an exceptional balance between contemporary style, cutting-edge technology, and enduring practicality. The combination of natural light, panoramic sea views, luxury finishes, and thoughtfully planned three-storey layouts creates living spaces that feel both indulgent and comfortable — perfectly suited for refined family living in one of Larnaca's most desirable hillside locations.

Located in a peaceful setting surrounded by green areas, the villa enjoys the perfect balance between tranquillity and convenience. Residents are within walking distance of local amenities, while the beautiful beaches of Larnaca, the city centre, and the New Larnaca Marina are all approximately 15 minutes away. Larnaca International Airport is a short drive further, providing excellent connectivity to the wider region.

In total, the villa measures 250 m² of covered area set on a private 600 m² plot, distributed elegantly across three storeys. The property is rated Energy Efficiency Grade A, with premium construction, luxury finishes, and modern energy-efficient features throughout — including photovoltaic panels, open-design kitchen with island, and European-quality fittings. Includes a spectacular 13-metre private swimming pool, private roof garden with panoramic sea views, en-suite bathrooms for every bedroom, dedicated BBQ area, outdoor shower, and covered parking — an outstanding opportunity for both end-users seeking a distinctive luxury family residence and investors looking for a premium property with strong long-term value in one of Cyprus's most prestigious hillside locations.

Details

Property Type: **House**
Status: **Available**
Unit Number: **Villa 1**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Under Construction**
Bedrooms: **5**
Bathrooms: **5**
Covered Parking: **1**

Area

Internal Area: **250m²**
Covered Area: **250m²**
Plot Area: **600m²**
Total Area: **250m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Private Swimming Pool, Sea View

Gallery



































