

An ideal location for those interested for permanent home, holiday, buy-to-sell. It is also considered a great investment opportunity since the planned developments in the area will enhance property price growth considerably in the next few years. These homes are unique in the area because of the quality and style of constructions.

Oroklini (Voroklini) Village is a favourable residential location. It lies 8km east of Larnaka and International Airport/ Boating Marina and 3 km from the British Sovereign Bases and its boating club. It has all modern amenities (banks, restaurants, tavernas, shops, school, churches). It is a beautiful and peaceful village with a small cluster hills as a backdrop and pleasant sea views of the Larnaka Bay to the front and the fields of the nearby villages (Livadia and Pyla).

## HOME OF 3 BED FOR SALE



### SSH2—DETACHED

No. of Bed:3  
 Site area sqm: 280  
 Total sqm:195  
 Central Heating and Solar Panel.  
 Provision for air condition.  
 Covered pergola carport.

**Special Price: €275.000 VAT EXEMPT WITH SWIMMING POOL**

An almost completed 3 bed 2 floor villa, with extra facilities and extra covered area lower down the ground floor, on a higher elevated sloping, peaceful site with unhindered mountain and sea views including a swimming pool. The extra facilities situated in the lower floor can serve as extra house and swimming pool facilities.

## APARTMENT 2 BED FOR SALE

### SSH4

No. of Bed: 2  
 Total sqm:94

**Special Price €15.000 VAT EXEMPT**

First (top) Floor Apartment. A small block of only six apartments with covered parking, a small green park on the side and open space in the front, with combined attractive sea / mountain views.



Nicosia: Chr. Sozos Street, Eiffel Tower 3rd Floor,  
 P.O.Box 21439, 1508 Nicosia, Cyprus  
 Tel :+357 22669484 Mob : +357 99562717 / 99448584 /  
 Fax : +357 22665299 Email : info@ideahomefinder.com



## SANTA MARINA VILLAS

Unique Quality Cyprus Styled

Distinct homes

Enjoy the best in location and lifestyle  
 Peaceful—Healthy—Natural Environment  
 Ideal for Retirement, Relocation, Holiday  
 or Buy to Sell (excellent investment).

Prime location:

Just above traditional Psematismenos Village, 20 minutes west of Larnaka & International Airport, 20 minutes east of Limassol & 30 min. from Nicosia capital city

Stunning Sea & Mountain Views  
 Variety of Distinct Homes (2-5 beds)  
 Project Amenities  
 Special Prices & easy terms of payment  
 Secured long term finance at low interest rates



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# SANTA MARINA VILLAS

# Introduction—figures are only indicative Artist Impression



**Environmental (B9)**

No of Bed: 3      Site No: 21, area sqm: 550  
 Total sqm: 193      Completed-detached  
**TITLE READY FOR TRANSFER**  
**Special Price: €298.000 VAT EXEMPT**



**Orchard – (B14)**



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No of Bed: 4      Site No: 23, area sqm: 600  
 Total sqm: 242      Nearly completed-detached  
**Private pool optional**  
**Special Price: €420.000 VAT EXEMPT**



**Corner Stone (B7)**

No of Bed: 4      Site No: 13, area sqm: 350  
 Total sqm: 281      Completed-detached  
**Special Price: €347.000 VAT EXEMPT**



**Relaxation House (H11)**

No of Bed: 2      Site No:15, area sqm: 200  
 Total sqm: 160      Completed- semi detached  
**Special Price: €230.000 VAT EXEMPT**



**Panorama – (H7)**

No of Bed: 3      Site No:31, area sqm: 500  
 Total sqm: 226      **Private pool optional**  
 Detached completion 6 months after Agreement  
**Special Price: €376.000 VAT EXEMPT**



**Lemon Grove (H5)**

No of Bed: 3      Site No: 29, area sqm: 350  
 Detached Total sqm: 219      Completion 6 months after Agreement

**Private pool optional Special Price: €318.000 VAT EXEMPT**

**Note: All houses have the facility of use of communal heated, overflow pool, already constructed**



**Majestic (H15)**

No of Bed: 4      Site No: 17 &18, area sqm: 550  
 Total sqm: 394      Custom Built—off plan -detached  
**Private pool optional**  
**Special Price: €470.000 plus VAT**