

## 4 Bedroom House for Sale in Maroni, Larnaca District

A beautiful seaside villa, located at Zygi just 20 meters from the coast. The villa consists of 4 bedrooms-5 bathrooms, some with steam bath- open plan salon with kitchen and unobstructed sea view - TV room- Moroccan style indoor heated pool area with Jacuzzi, sauna, salon and glass roof- roof garden with view of all surrounding area and beach - basement with home cinema, play room, bedroom and 2 cover parking places - The villa has large verandahs with sea view and beautiful landscaped garden with stones, mosaics, sculptures. Additionally the villa has a glass door elevator for all floors, cellar, 3 storage rooms, 4 cover parking places, smart house system, Internet, CCTV cam...



### Property Info

Covered Area	<b>600</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1327</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>1856</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Maroni  
**Coordinates:** **34.741114318222 / 33.358766513084**

Region: **Larnaca**

## Price: €2 300 000 + VAT

VAT for this property is **€356,500** or **€437,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€88 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 833.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€2 300 000 on Dec 14, 2023





