

## 5,470m<sup>2</sup> Plot for Sale in Maroni, Larnaca District

Reference ID: #SA33073  
Price details: €2,000,000 +VAT  
Sea Front Touristic field for Sale of 5.470land area, in Maroni Village  
The property falls within the Touristic Planniing Zone T3β with the below building densities:  
For Hotels: 30% Building Density, 20% Coverage Density, 3 Floors, 13.10 height  
For Touristic Villages/ Touristic Villas: 25% Building Density, 20% Coverage Density, 2 Floors, 8.30 height  
For Houses: 20% Building Density, 20% Coverage Density, 2 Floors, 8.30 height  
PLUS V.A.T X

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
		Plot area	<b>5470</b>	Reference Number	<b>SA33073</b>
Covered Area	<b>5470</b>	Pool	<b>No</b>	Property type	<b>Land and Plots</b>
		Parking	<b>No</b>	Condition	<b>Pre-Owned</b>

<b>Amenities</b>	<b>Location</b>	
	<b>Location:</b> Maroni	Region: <b>Larnaca</b>
	Coordinates: <b>34.731719658099 / 33.367451681986</b>	

## Price: €2 000 000 + VAT

VAT for this property is **€372,322** or **€380,000**. 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 Price per SQM	<b>~€76 600.00</b> <b>€366.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 000 000 on Dec 23, 2023

