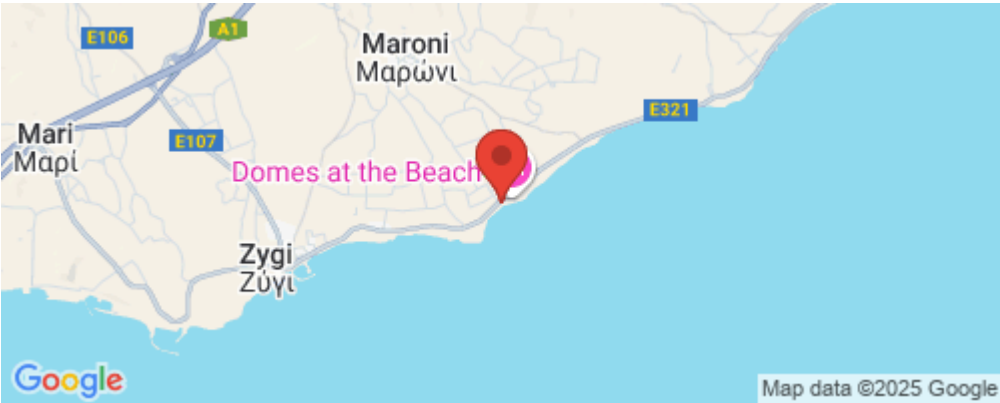


1,904m² Plot for Sale in Maroni, Larnaca District

Reference ID: #SA32944Price details: €1,300,000 +VATSea Front Touristic Plot for Sale in Maroni Village• Land Area: 1.904 sqm (net area 1.823m2)• Plans for a detached villa are present• Planning Permit exists• Total covered area: 360 internal 360m2, plus 81.50m2 covered verandas, plus 190 basement No VATThe property falls within the Touristic Plannic 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 heightFor Houses: 20% Building Density, 20% Coverage Density, 2 Floors, 8.30 height



Property Info

Plot / Area Info

Additional info

Covered Area	360	Plot area	1904	Reference Number	SA32944
				Property type	Land and Plots
				Condition	Pre-Owned

Amenities

Location

Location: Maroni  
Coordinates: 34.736500654219 / 33.373618364432  
Region: Larnaca

## Price: €1 300 000 + VAT

VAT for this property is **€171,167** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€683.00/m²</b>		

## 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>
Phone: +35777000111			

## Price change history

€1 300 000 on Dec 23, 2023

