

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

Reference ID: #SA32944 Price details: €1,300,000 +VAT Sea 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 VAT The 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 height For 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

Region: **Larnaca**

Coordinates: **34.736500654219 / 33.373618364432**

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.

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|-----|-----------------|--------------------|------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€48 600.00 | Common expenses | None |
| | | Price per SQM | €683.00/m² | | |

Representative: Smart Assets

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|----------------------------|--------------|------------|--------------------------------|
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Price change history

€1 300 000 on Dec 23, 2023

