

## 1,904m<sup>2</sup> 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 1.823m<sup>2</sup>) • Plans for a detached villa are present • Planning Permit exists • Total covered area: 360 internal 360m<sup>2</sup>, plus 81.50m<sup>2</sup> 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

Property type

Condition

**SA32944**

**Land and Plots**

**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.

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

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## Price change history

€1 300 000 on Dec 23, 2023

