

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

This serene villa offers modern living spaces, a large private pool, and a picturesque private orchard. Located just 2 minutes from the beach and close to amenities, it provides the perfect retreat with ultimate comfort and privacy.

### Key Features

Fully furnished  
Kitchen/Diner  
Lounge/living room  
En suite bathroom  
Split A/C units  
Central heating  
Smart home features  
Covered parking  
Private orchard and garden  
Swimming pool (50m<sup>2</sup>)  
Fireplace  
Solar energy system

### Property Info

Covered Area	<b>214</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>3025</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>53237</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

**Location:** Maroni Region: **Larnaca**

## Price: €700 000 + VAT

VAT for this property is **€64,308** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 271.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€700 000 on Aug 3, 2024





