

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

Stunning 4-Bedroom Home with Private Pool in Maroni, Larnaca

Discover this beautiful 4-bedroom home for sale in the charming coastal village of Maroni, Larnaca. Situated on a 400m<sup>2</sup> plot, this modern 194m<sup>2</sup> residence (plus a 10m<sup>2</sup> balcony) offers the perfect blend of comfort, style, and convenience—just 1km from the beach!

### Key Features

Spacious Living – 4 bedrooms, including a master en-suite

2 bathrooms + guest toilet

Private Swimming Pool – Only 2 years old

Fully Furnished, includes appliances & stylish décor

Cozy Fireplace

AC units throughout the home

2 covered parking spaces

Spacious balcony & private garden...

### Property Info

Covered Area	<b>194</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>400</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>56307</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €400 000 + VAT

VAT for this property is **€32,701** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 062.00/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

€400 000 on Feb 4, 2025







