

## 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 400m² plot, this modern 194m² residence (plus a 10m² 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		Plot / Area In	ifo	Additional info	
Covered Area Furnishing Heating Air Conditioning	194 Furnished Yes Yes	Plot area Pool	400 Private, Yes	Reference Number Property type Condition Construction Year Bathrooms	56307 House Pre-Owned 2015 2

## **Amenities** Location

• Storage room 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	Excluded	Title transfer fee	~ <b>€12 600.00</b>	Common ovnoncos	Nama
		Price per SQM	€2 062.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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## **Price change history**

€400 000 on Feb 4, 2025





















