

3 Bedroom House for Sale in Maroni, Larnaca District

This stunning 3-bedroom villa is located in the tourist area of Maroni Village, near Zygi Marina and the fishing harbor. Set on a 541m2 plot, it offers 120m2 of living space, a private swimming pool, and both covered and uncovered verandas.



With a provision for solar photovoltaic panels, it blends comfort with sustainability.

Maroni is known for its traditional architecture and agrotourism, offering local amenities such as a school, supermarket, and taverns. Ideal as a holiday home, permanent residence, or investment, this villa captures the essence of Mediterranean living.

Property Info		Plot / Area Info		Additional info	
Covered Area	120	Plot area	541	Reference Number	54848
Energy Efficiency	N/A	Pool	Yes	Property type	House
Air Conditioning	No	Parking	Covered, Yes	Condition	Under Construction
				Bathrooms	2
Amenities		Location			
• Pool	Location: Maroni		Region: Larnaca		
	Coordinates: 34.736607225558 / 33.366012964264				

Price: €400 000 + VAT

VAT for this property is **€20,000** 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	None	Common expenses	None
		Price per SQM	€3 333.00/m²		

Representative: NCH Real Estate

Registration number	1146	Email	info@nchrealestate.com
License number	571/E	Legal name	N/A
Phone: +35722424203, +35777770532			

Price change history

€400 000 on Feb 22, 2025

