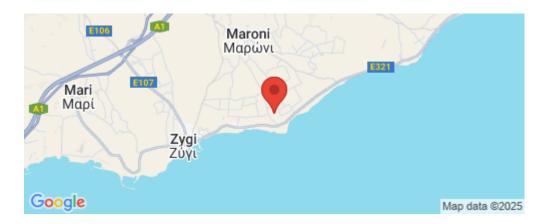


## 3 Bedroom House for Sale in Maroni, Larnaca District

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.

<b>Property Info</b>		Plot / Area Inf	fo	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

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.

2/3

VAT	Excluded	Title transfer fee	None	Common ovnonces	None
		Price per SOM	€3 333.00/m <sup>2</sup>	Common expenses	None

## **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









