

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

Reference ID: #SA36116Price details: €400,000 +VATThe project consists of 18 detached villas, each set on a private good size ranging 503 to 659 sq.m. These thoughtfully designed homes, spanning from 100 to 150 square meters, featuring two and three bedroom, spacious open-plan living, dining and kitchen areas, a quest restroom, covered parking, sea view verandas and a private swimming pool. All houses comply with the building energy efficiency certificate requirements. The development also includes a landscape public green area with a dedicated childrens playground and a paved 3m walkway to wards the beach. Available for sale eleven 3-bedrooms villas. Prices: €400,000-€450,000 Plot size: 4...



| Property Info                          |          | Plot / Area Info |     | Additional info   |                           |  |
|--|----------|------------------|-----|-------------------|---------------------------|--|
|  | 122<br>2 |                  |     | Reference Number  | SA36116                   |  |
| Covered Area<br>Total Number of Floors |          | Plot area        | 529 | Property type     | House                     |  |
|  |          |                  |     | Condition         | <b>Under Construction</b> |  |
|  |          |                  |     | Construction Year | 2026                      |  |
|  |          |                  |     | Bathrooms         | 2                         |  |

Amenities Location

Location: Maroni Region: Larnaca

Coordinates: **34.734364987758** / **33.364525917305** 



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      | €3 279.00/m <sup>2</sup> |                 | None |

## **Representative: Smart Assets**

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|---------------------|-------|------------|-------------------------|
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## **Price change history**

€400 000 on Feb 28, 2025



















