

4 Bedroom House for Sale in Maroni, Larnaca District

Modern 4-Bedroom Villa with Sea View and Private Pool

Located just 1 km from the beach, this fully furnished 4-bedroom villa sits on a 400 m² plot with a covered area of 194 m² + 10 m² balcony.

Features include a private pool (only 2 years old), 1 en-suite bedroom, 2 bathrooms + guest toilet, fireplace, AC units throughout, and 2 covered parking spaces.

Enjoy beautiful sea views and modern comfort in a quiet, residential setting.

Property Info	Plot / Area Info			Additional info
Covered Area	204			Reference Number
Covered Veranda	10	Plot area	400	Property type
Energy Efficiency	B	Pool	Yes	Condition
Air Conditioning	All rooms, Yes			Construction Year
				Bathrooms

Amenities	Location
	Location: Maroni Region: Larnaca

Price: €390 000 + VAT

VAT for this property is **€33,953** or **€74,100**. 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 Price per SQM	~€12 200.00 €1 912.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	--	-----------------	-------------

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Ltd
Phone: +35795129336, +35799409010			

Price change history

€390 000 on Jul 31, 2025











