

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

This luxury villa is located in Zygi village, 80 meters from the sea. Villa consists of 4 bedrooms, 5 bathrooms (some with steam bath). It has an open living room with the kitchen. From the villa open unobstructed sea views. The interior of the villa has a Moroccan style. There is a heated pool area with Jacuzzi, sauna. There is a roof garden with the view of all the surrounding area and the beach. In the basement there is a home cinema, play room, bedroom and 2 covered parking places. The villa has large verandas in the fully landscaped garden with stones, mosaics, sculptures. There is also a glass elevator in the villa for all the floors. The villa has a smart house system, ...

### Property Info

Covered Area	<b>600</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **1327**

### Additional info

Reference Number	<b>L28-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Maroni  
**Region:** Larnaca  
**Coordinates:** **34.7328487 / 33.3605003**

## Price: €2 300 000 + VAT

VAT for this property is **€356,500** or **€437,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€88 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 833.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€2 300 000 on Aug 26, 2025







