

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

Nestled in the idyllic village of Maroni, this exquisite villa is a haven of tranquility and comfort, perfectly blending modern amenities with the serene  beauty of nature. Just two minutes from the beach, the residence offers an unparalleled living experience for those seeking privacy and convenience.

The villa boasts three generously sized bedrooms, including a master suite with an en-suite bathroom, and spacious living areas designed for relaxation and entertainment. The open-plan kitchen and dining area, coupled with a cozy lounge featuring a fireplace, provide the ideal setting for creating cherished memories. Smart home features, central heating, split A/C units, and double-gla...

Property Info		Plot / Area Info	Additional info
Covered Area	<b>214</b>		Reference Number <b>10947</b>
Furnishing	<b>Furnished</b>	Plot area <b>3025</b>	Property type <b>House</b>
Heating	<b>Underfloor Heating, Yes</b>	Pool <b>Yes</b>	Condition <b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>		Bathrooms <b>2</b>

Amenities	Location	
• Fireplace	<b>Location:</b> Maroni Region: <b>Larnaca</b> Coordinates: <b>34.74122 / 33.360782</b>	

## Price: €695 000 + VAT

VAT for this property is **€63,849** or **€132,050**. 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 Price per SQM	<b>~€24 400.00</b> <b>€3 248.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€695 000 on Oct 8, 2025











