

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

Covered Area	214
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	3025
Pool	Yes

Additional info

Reference Number	10947
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

- Fireplace

Location

Location: Maroni Region: **Larnaca**
Coordinates: 34.74122 / 33.360782

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	Excluded	Title transfer fee	~€24 400.00	Common expenses	None
		Price per SQM	€3 248.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€695 000 on Oct 8, 2025











