

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

Set in the charming village of Maroni, near the town of Larnaca, just a short walk from crystal-clear coastline, this exclusive collection of 18 contemporary villas offers a serene retreat where nature meets modern comfort. Surrounded by lush landscapes and coastal tranquility, the development is an ideal choice for those seeking a relaxed lifestyle by the sea or a lucrative investment in countryside.

Each villa boasts a carefully planned layout, with bright, airy interiors enhanced by floor-to-ceiling windows that invite in natural light. Available in two- or three-bedroom configurations, the residences come equipped with air conditioning, solar panels, and a private swimming pool....



### Property Info

Covered Area	<b>122</b>
Covered Veranda	<b>2</b>
Uncovered Veranda	<b>44</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>541</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12705</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Maroni      Region: **Larnaca**  
**Coordinates:** **34.735536 / 33.364671**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 279.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€400 000 on Oct 8, 2025







