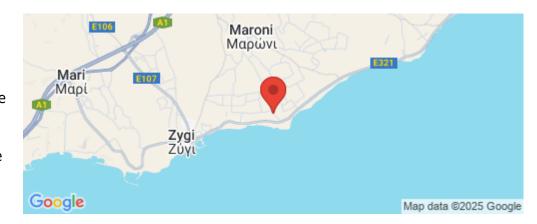


## 3 Bedroom House for Sale in Maroni, Larnaca District

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		Plot / Area Info		Additional info	
Covered Area	122				
Covered Veranda	2	Plot area	541	Reference Number	12705
Uncovered Veranda	44				
Furnishing	Unfurnished	Pool	Yes	Property type	House
Energy Efficiency	Α	Parking	Covered, Yes	Bathrooms	2

## Amenities Location

• Parking Location: Maroni Region: Larnaca

All rooms, Yes

Coordinates: **34.735536** / **33.364671** 

Air Conditioning



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 Excluded Title transfer fee  $\sim$  £12 600.00 Common expenses None Price per SQM  $\in$  3 279.00/m<sup>2</sup>

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€400 000 on Oct 8, 2025

















