

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

Reference ID: #SA29672 Price details: €700,000 Located in a picturesque and nature-rich area of Maroni and only 2 minutes away from the beach, Villa is a real gem for those who appreciate ultimate comfort, space, and tranquility in their daily lifestyle. When you arrive at the premises, you will first see your very own private orchard, where you can pick fresh fruits straight from the trees and enjoy a private garden of fresh and organic vegetables throughout the year. As you move further, you will find a large private swimming pool (50m2) and a communal barbeque area where you, your family, friends, and colleagues will enjoy quality times throughout the year and build numerous memorabl...

#### Property Info

Covered Area **214**  
 Covered Veranda **50**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **3025**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA29672**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Maroni Region: **Larnaca**  
 Coordinates: **34.741100703826 / 33.362107578384**

## Price: €700 000 + VAT

VAT for this property is **€64,308** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 271.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€700 000 on Oct 19, 2023





