

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

Exclusive villa for sale in a picturesque and peaceful area of Maroni, Larnaca. With 4 modern bedrooms, 3 bathrooms and a guest toilet, it is ideal for a comfortable stay. The open plan kitchen, spacious living room and fireplace create a cozy atmosphere. The ground floor includes 1 bedroom with its own bathroom, providing privacy and comfort. On the second floor there are 3 more bedrooms, one of which also has its own bathroom. The villa is fully furnished and equipped with household appliances, as well as central heating. Covered veranda and terrace with sea view. Aluminum double-glazed windows provide excellent heat and sound insulation, and solar panels and a photovoltaic system make ...

### Property Info

Covered Area	<b>255</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>214513</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Maroni Region: **Larnaca**

## Price: €2 100 000 + VAT

VAT for this property is **€226,059** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 235.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€2 100 000 on May 2, 2026

