



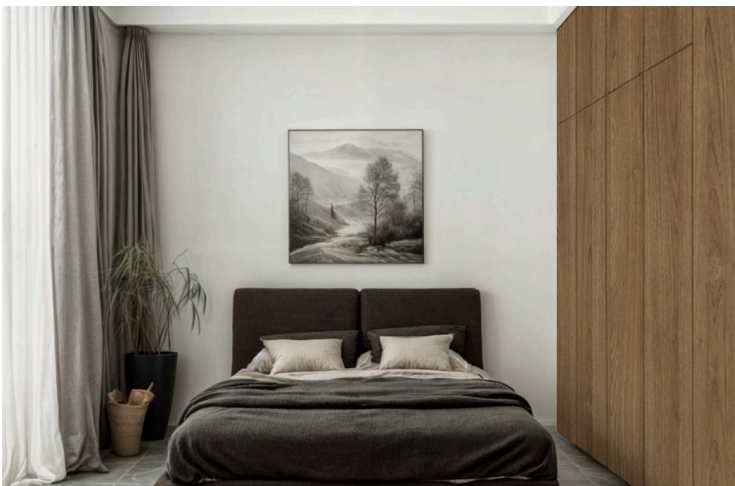
#18638

# Spacious 3-Bedroom, 2-Storey Villa with Private Pool in Maroni Seaside, Larnaca district (18638)

📍 Maroni, Larnaca

€410,000 +VAT





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 123 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>453 m<sup>2</sup></b>
Covered veranda	<b>2 m<sup>2</sup></b>
Uncovered veranda	<b>40 m<sup>2</sup></b>

Covered parking	<b>15 m<sup>2</sup></b>
Status	<b>Off plan</b>
Year of construction	<b>2027</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>

## Description

FOR SALE

Spacious 3-Bedroom, 2-Storey Villa with Private Pool in Maroni Seaside, Larnaca district

Modern Mediterranean Living | 200m from the Beach | Private Pool

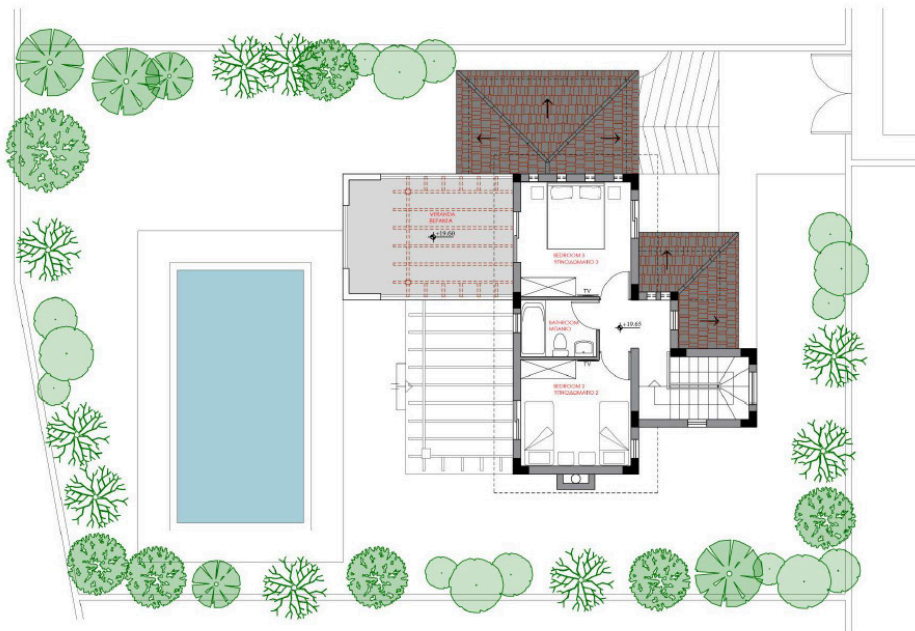
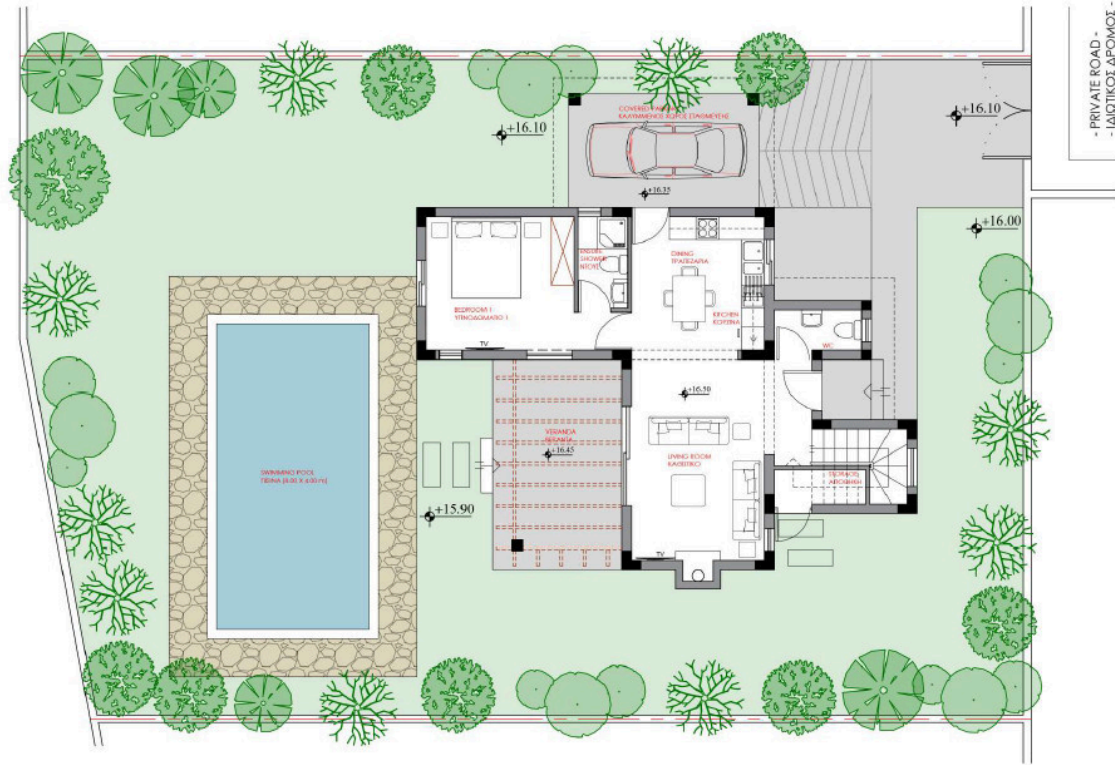
- PRICE: €410,000 + VAT
- Status: Off Plan
- Building of houses is starting before the end of June 2026.
- Houses will be delivered 10 to 12 months after the signing of the Sale Agreement with the interested client.

### PROPERTY OVERVIEW

- Property Type: Detached Villa
- Bedrooms: 3
- Bathrooms: 2, including 1 en-suite
- Guest WC: 1
- Plot Area: 453 m<sup>2</sup>
- Covered Building Area: 123 m<sup>2</sup>
- Covered Verandas: 2 m<sup>2</sup>
- Uncovered Verandas: 40 m<sup>2</sup>



# Floor plans



HOUSE 13	
NUM. OF BEDROOMS	3
BUILDING PLOT AREA	453m <sup>2</sup>
COVERED BUILDING AREA	123m <sup>2</sup>
PARKING	15.00m <sup>2</sup>
COVERED VERANDAS	2.00m <sup>2</sup>
UNCOVERED VERANDAS	40.00m <sup>2</sup>
SWIMMING POOL	4M X 8M
AIR CONDITION (SPLIT UNITS)	4
PRICE (EURD)	410.000



# Additional information

## Facilities

Aircondition, Split system

Parking, Covered

Pool, Private

Solar photovoltaic panels  
(provision)

## Features

Balcony

Bright

Ceramic tiles

Connected to electric mains

Courtyard

Double glazing

Easy access to highway

En suite bathroom

Fitted wardrobes

Garden

Guest WC

Internal stairs

Investment opportunity

Luxury specifications

Modern design

Near amenities

Near bus route

Open plan

Pipe-in-pipe plumbing system

Rental potential

Spacious rooms

Thermal insulation

Veranda

Walking distance to beach

## Distances

Amenities

 3 km

Airport

 20 km

Sea

 200 m

Schools

 3.5 km


Resort

 700 m

## Contact us



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