

MARONI HILLS RESIDENCE



*"A Rustic Charm
in a Peaceful Mediterranean
Coastal Village."*

Clean Spirit II LTD
HE: 422861



D I S C O V E R
A S E R E N E L I F E S T Y L E
I N A C H A R M I N G V I L L A G E ,
O N L Y 3 K M A W A Y
F R O M T H E S T U N N I N G
C Y P R I O T C O A S T L I N E .



ABOUT THE BUILDING

Maroni Hills is a Mediterranean oasis which consists of *two buildings* nestled in the heart of a coastal old village in Larnaca.

The project features a two-storey block made up of 9 beautifully designed studio apartments, offering breath-taking sea views, easy access to the beach, and a communal rooftop with jacuzzis.

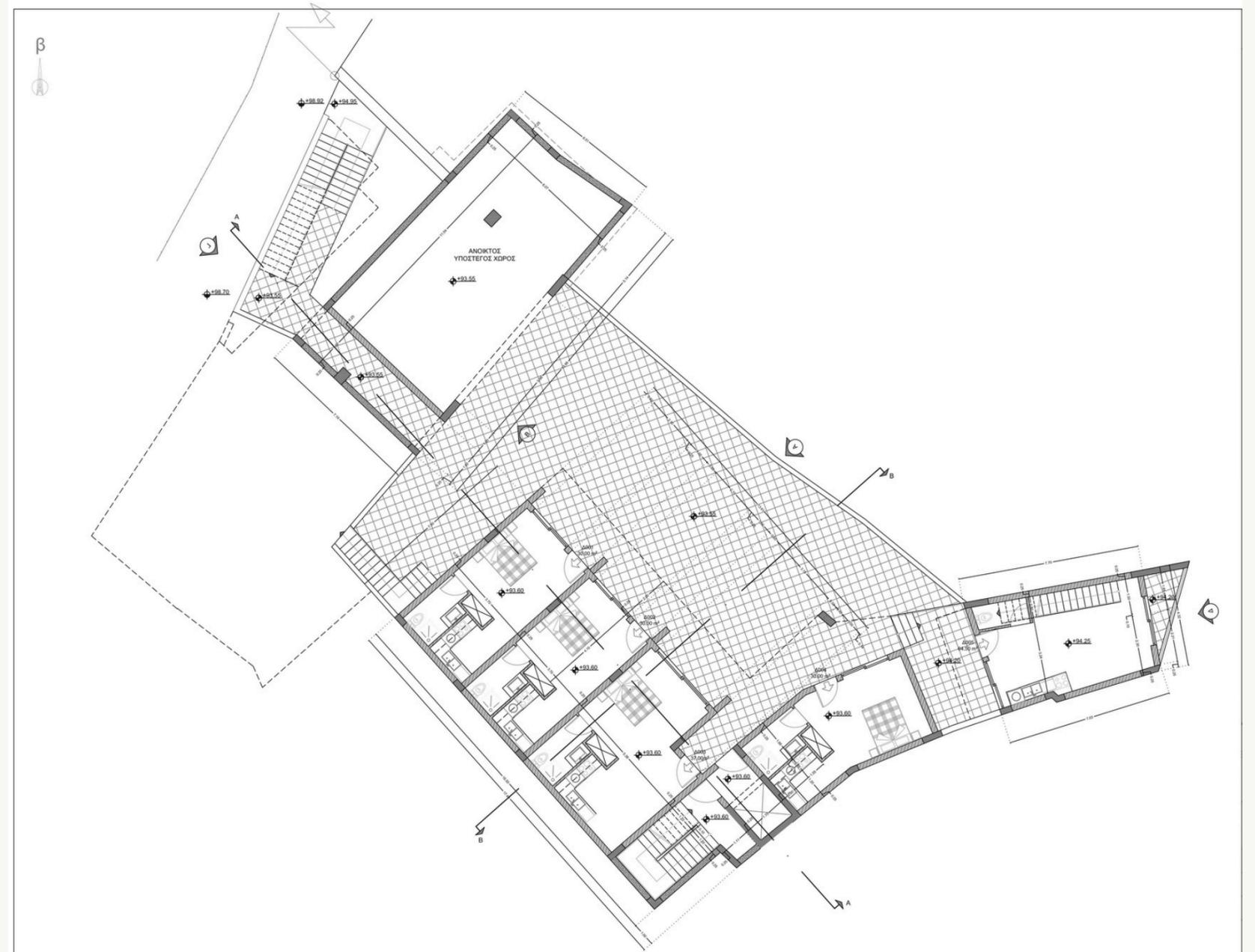
Designed for comfort, each studio is bathed in natural light, with open-plan layouts and high quality finishes throughout, providing you with a daily experience of being on a holiday retreat.



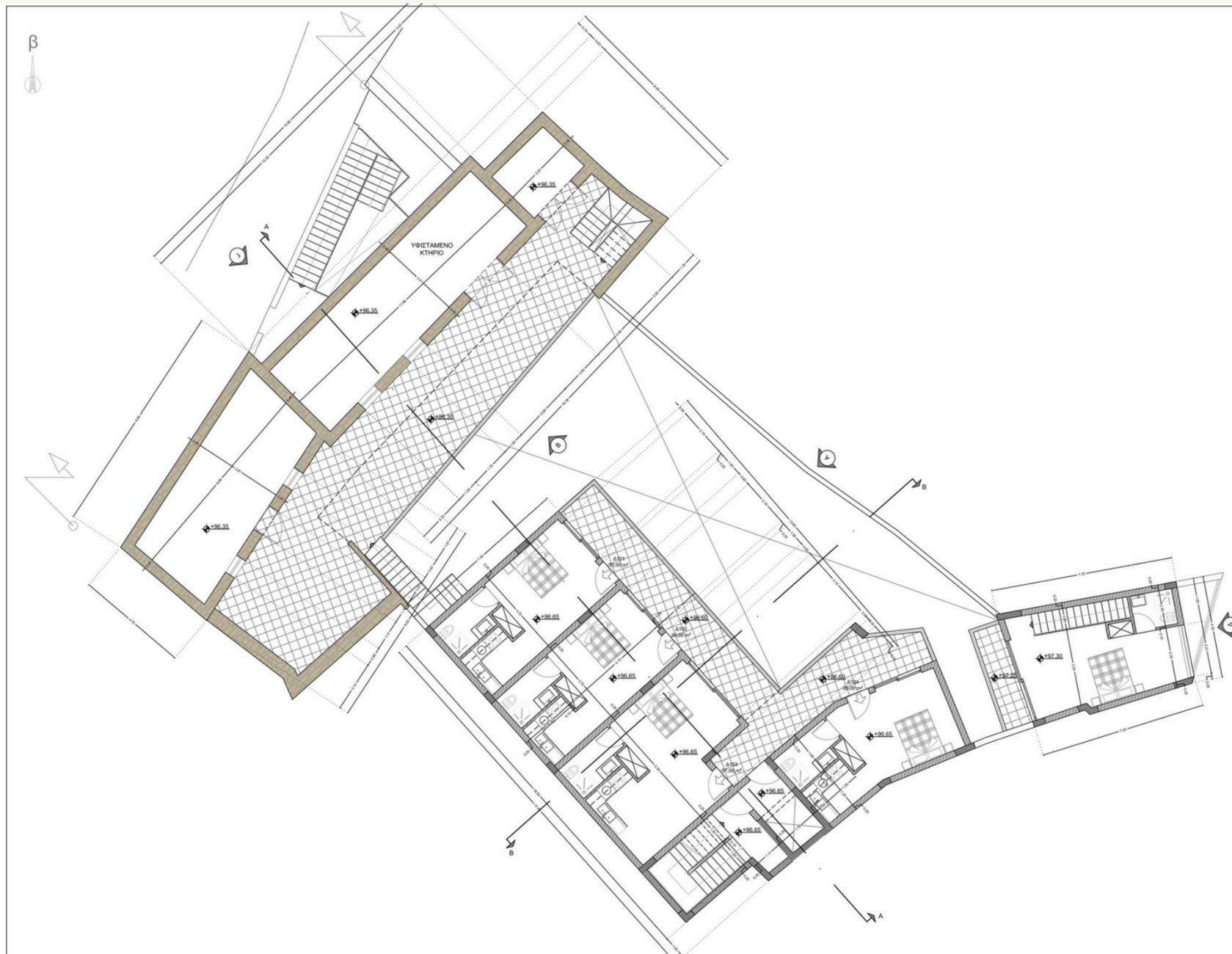
PROPERTY SPECIFICATIONS

GROUND FLOOR:

- 4 studio-apartments
- Seaview and mountain view
- 1 parking spot per studio
- Large verandas
- Access to jacuzzis
- Communal rooftop



PROPERTY SPECIFICATIONS



FIRST FLOOR:

- 5 studio-apartments
- Seaview and mountain view
- 1 parking spot per studio
- Large verandas
- Access to jacuzzis
- Communal rooftop

UNDER CONSTRUCTION



ABOUT THE PROJECT

The sleek white building being offered for sale, as shown here, is a part of a larger Mediterranean-inspired residence.

It boasts modern architectural features with a nod to the region's heritage, such as stone accents and spacious verandas.



CLOSER PERSPECTIVE



LOCATION & PROXIMITY

- 3 min (2km) drive to the beach.
- 30 min drive to Larnaca Airport.
- 30 minute drive to Limassol.
- 45 min drive to capital city of Nicosia.
- 1 hour drive to Pafos Airport.
- Located in a safe & tranquil village.

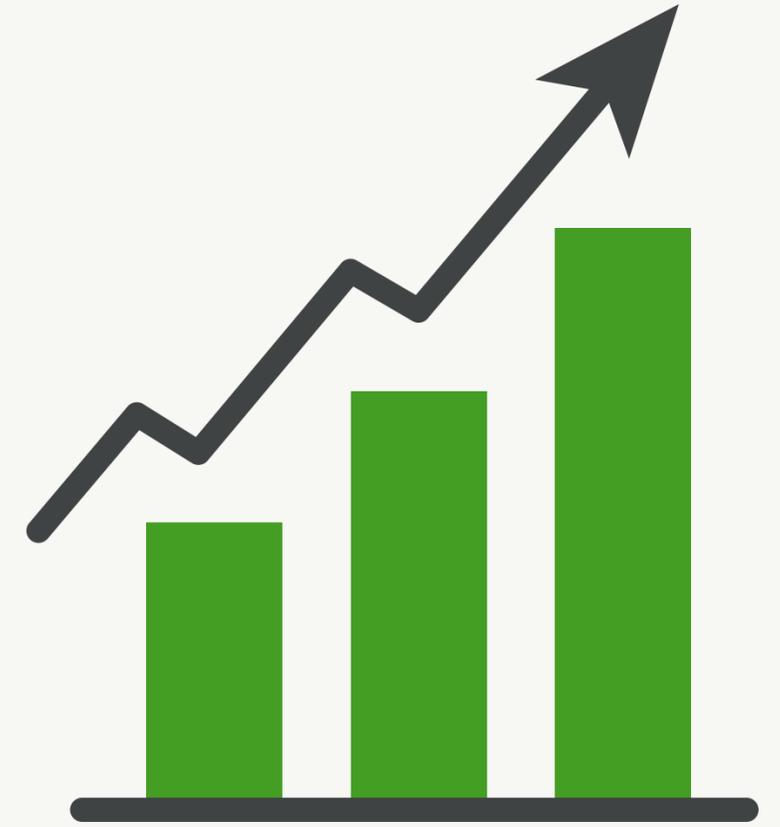


MAJOR BENIFITS

Perfect for those seeking a coastal holiday home or a **great investment opportunity**.

With Airbnb bookings all year round, these studios offer an **8% net rental yield**.

Owners can also *benefit from the residency program in Cyprus* and access to EU through ownership.



AVAILABLE APARTMENTS

BLOCK B

UNITS	BEDROOMS	BATHROOMS	SIZE (SQM)	PARKING SPOT	PRICE
001	1	1	30.0 m2	1	€110,250
002	1	1	30.0 m2	1	SOLD
003	1	1	37.0 m2	1	€135,900
004	1	1	30.0 m2	1	€110,250
005	1	1	64.5 m2	1	€237,000
101	1	1	30.0 m2	1	€110,250
102	1	1	30.0 m2	1	€110,250
103	1	1	37.0 m2	1	RESERVED
104	1	1	30.0 m2	1	€110,250

GROUND FLOOR: 001, 002, 003, 004 & 005

FIRST FLOOR: 101, 102, 103 & 104.

**** PAYMENT PLANS AVAILABLE BY INSTALLMENT.**



SOLD OUT APARTMENTS

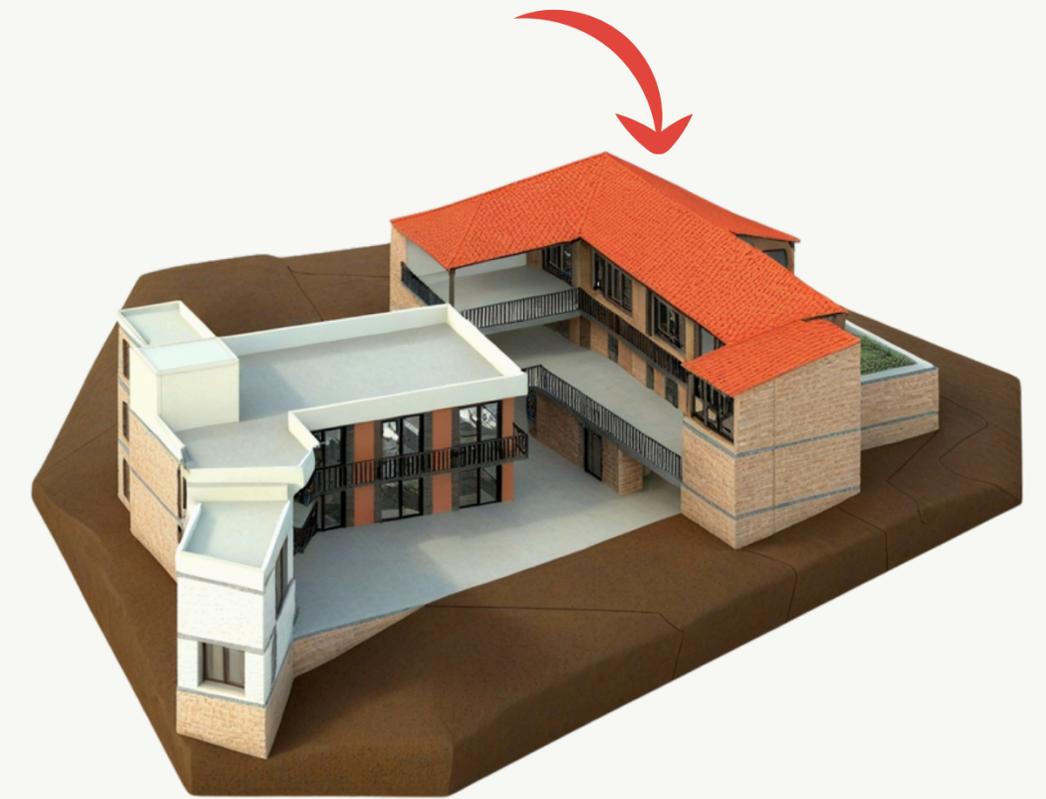
BLOCK A

UNITS	BEDROOMS	BATHROOMS	SIZE (SQM)	PARKING SPOT	PRICE
001	STUDIO	1	32.8 m2	1	SOLD
002	1	1	40.8 m2	1	SOLD
003	STUDIO	1	18.5 m2	1	SOLD
101	STUDIO	1	32.9 m2	1	SOLD
102	2	2	53.1 m2	1	SOLD

GROUND FLOOR: 001, 002 & 003

FIRST FLOOR: 101 & 102

**** PAYMENT PLANS AVAILABLE BY INSTALLMENT.**





H U R R Y U P
& SEIZE THE CHANCE
TO OWN A SLICE
OF P A R A D I S E
IN THIS *IDYLLIC*
MEDITERRANEAN
S E T T I N G .