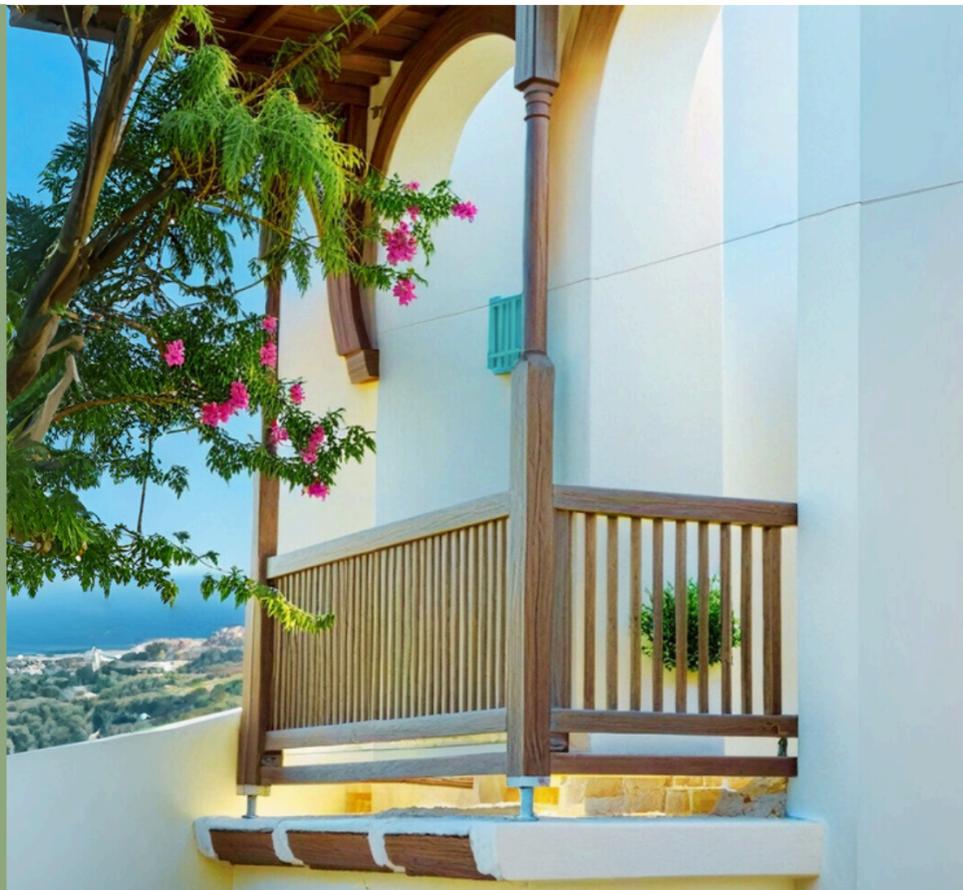


MARONI HILLS RESIDENCE 3



*"Discover the dream escape,
where modern living meets
timeless sandstone charm."*

Clean Spirit II LTD
HE: 422861



EXPERIENCE
THE ALLURE OF AN ELEGANT
SEASIDE RESIDENCE

NESTLED
IN A BREATHTAKING

MEDITERRANEAN
PARADISE.



ABOUT THE AREA

Maroni, a charming village just 35 km from Larnaca and 2 km from the beach, offers the perfect blend of history, charm, and convenience.

Known for its traditional stone houses, cobblestone streets, and breathtaking sea views, Maroni combines tranquil village life with easy access to urban amenities.

Steeped in heritage and surrounded by fertile lands, this serene coastal gem is ideal for those seeking a peaceful lifestyle or a smart investment.



ABOUT THE PROJECT

Nestled in the picturesque village of Maroni, Larnaca, this exceptional new development features two elegant blocks of apartments that beautifully blend modern living with the timeless allure of Mediterranean architecture.

Designed with authentic sandstone finishes inside and out, these residences evoke a sense of tradition and sophistication while offering all the comforts of contemporary living.



ABOUT THE PROJECT

This modern landmark offers a new chapter for Maroni, bringing carefully designed residences to complement the area's natural beauty.

The Mediterranean features of the apartments pay homage to the village's architectural legacy, creating a harmonious blend of tradition and innovation.



ABOUT THE PROJECT

Whether you're an investor seeking an excellent opportunity or a family looking for a peaceful Mediterranean lifestyle, this project offers:

- Spacious apartments with scenic views.
- A unique investment opportunity in a rapidly growing area.
- A chance to live in a historic and serene location that embodies the essence of Mediterranean living.



KEY PROPERTY FEATURES

- **Spacious Outdoor Living:**

- Large Verandas: Enjoy seamless indoor-outdoor living with expansive verandas perfect for dining, entertaining, or relaxing while taking in the breath-taking scenery.

- **Relaxation and Luxury Amenities:**

- Culinary Delights Nearby: Enjoy the charm of great local restaurants, the exclusive Retreat & Club Edition finesse, and the renowned Zygi seafood restaurants, offering a variety of flavors at your doorstep.
- Access to Jacuzzis: Unwind and rejuvenate in luxurious communal jacuzzis, providing the perfect spot to relax after a long day.

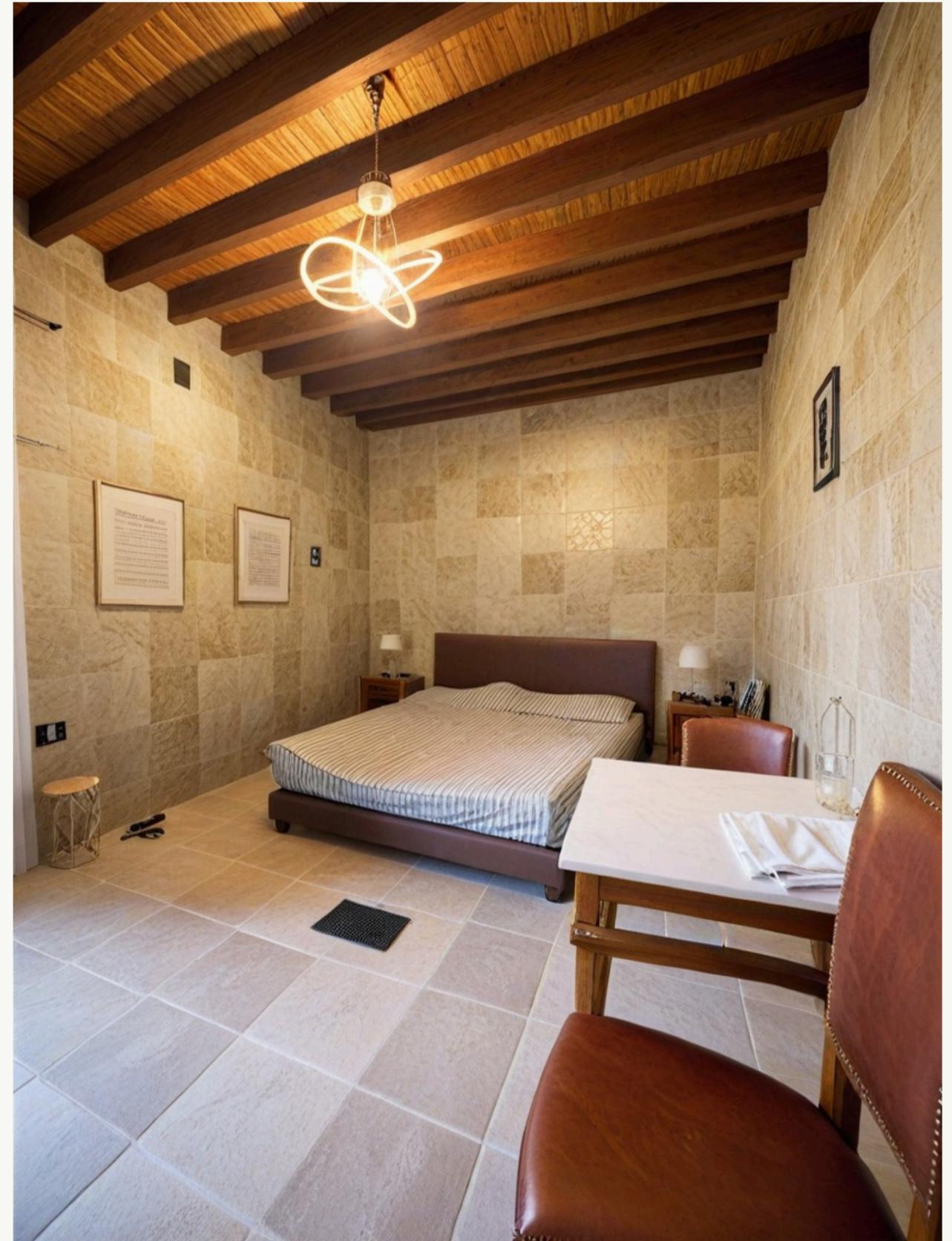
- **Breathtaking Views:**

- Sea and Mountain Views: Wake up to stunning panoramas of the Mediterranean Sea and surrounding mountains, a true feast for the eyes.

- **Year-Round Comfort:**

- Underfloor Heating: Stay cozy during the cooler months with state-of-the-art underfloor heating, ensuring maximum comfort throughout the property.
- Winterproof Apartments: Thoughtfully designed to provide optimal insulation and comfort, these apartments are perfect for year-round living, even in the colder seasons.

CLOSER PERSPECTIVE



BLOCK A



PROPERTY SPECIFICATIONS

BLOCK A – FIRST FLOOR:

- 1 x Studio Apartment
- 1 x 1-Bedroom Apartment
- Large verandas
- Underfloor heating
- Winterproof apartments
- Seaview and mountain view
- Access to communal jacuzzies



PROPERTY SPECIFICATIONS

BLOCK A – SECOND FLOOR:

- 1 x Studio Apartment
- 1 x 1-Bedroom Apartment
- Large verandas
- Underfloor heating
- Winterproof apartments
- Seaview and mountain view
- Access to communal jacuzzies



PROPERTY SPECIFICATIONS

BLOCK A – THIRD FLOOR:

- 1 x Studio Apartment
- 1 x 1-Bedroom Apartment
- Large verandas
- Underfloor heating
- Winterproof apartments
- Seaview and mountain view
- Access to communal jacuzzies



BLOCK B



PROPERTY SPECIFICATIONS

BLOCK B – FIRST FLOOR:

- 5 x 1-bedroom apartments
- Juliet balconies
- Underfloor heating
- Winterproof apartments
- Mountain View
- Access to communal jacuzzies



PROPERTY SPECIFICATIONS

BLOCK B – SECOND FLOOR:

- 1 x 3-bedroom apartment
- Large veranda
- Underfloor heating
- Winterproof apartments
- Mountain View
- Access to communal jacuzzies



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.

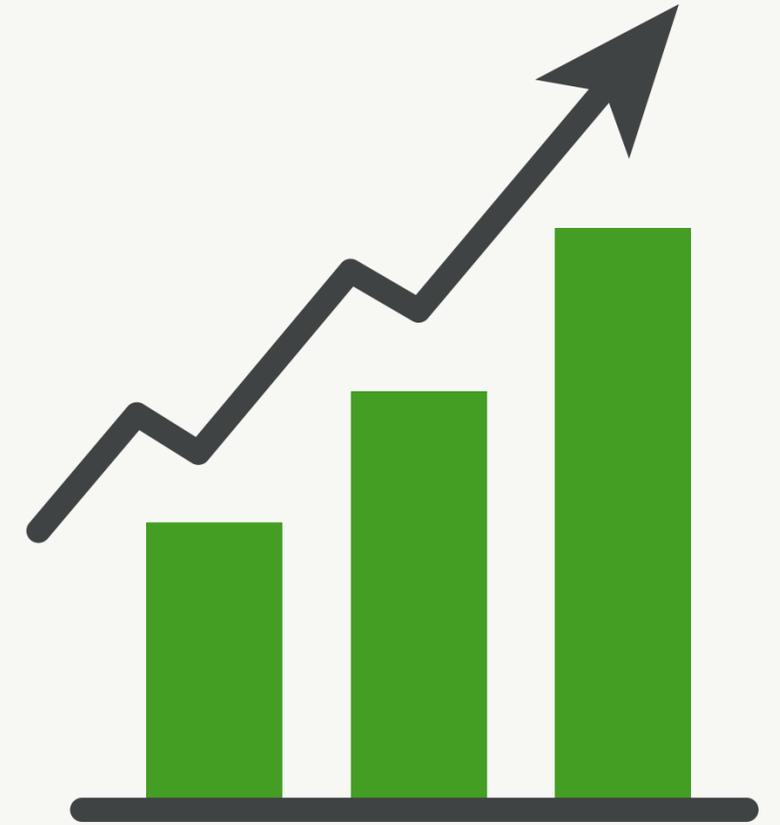


MAJOR BENIFITS

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 A

UNIT	BEDROOMS	BATHROOMS	VERANDA	PARKING	SIZE (SQM)	PRICE
001	STUDIO	1	YES (2.83 sqm)	1	37.65 m2	€136,500
002	1	1	YES (6.30 sqm)	1	50.00 m2	€183,750
101	STUDIO	1	YES (2.83 sqm)	1	37.65 m2	RESERVED
102	1	1	YES (6.30 sqm)	1	50.00 m2	€183,750
201	STUDIO	1	YES (2.83 sqm)	1	37.65 m2	€136,500
202	1	1	YES (6.30 sqm)	1	50.00 m2	€183,750

FIRST FLOOR: 001 & 002

SECOND FLOOR: 101 & 102

THIRD FLOOR: 201 & 202



**** VAT 19% WILL BE ADDED TO ALL PRICES.
** PAYMENT PLANS AVAILABLE BY INSTALLMENT.**

AVAILABLE APARTMENTS

BLOCK B

UNIT	BEDROOMS	BATHROOMS	VERANDA	PARKING	SIZE (SQM)	PRICE
301	1	1	YES (1.12 sqm)	1	47.65 m2	€173,250
302	1	1	YES (1.12 sqm)	1	43.50 m2	€157,500
303	1	1	YES (1.12 sqm)	1	43.50 m2	RESERVED
304	1	1	YES (1.12 sqm)	1	43.50 m2	€157,500
305	1	1	YES (1.12 sqm)	1	46.85 m2	€170,100
401	3	3	YES (75.3 sqm)	1	175.2 m2	SOLD

FIRST FLOOR: 301, 302, 303, 304 & 305

SECOND FLOOR: 401



** VAT 19% WILL BE ADDED TO ALL PRICES.
** 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 .

