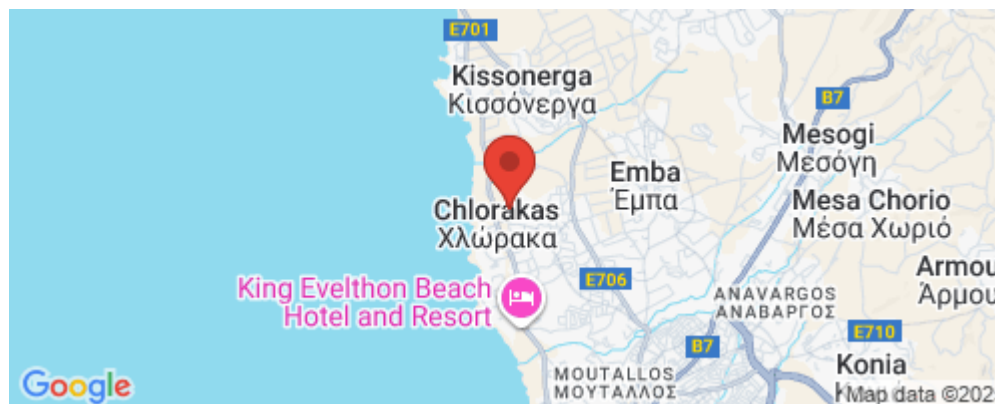


## 3 Bedroom House for Sale in Chlorakas, Paphos District

Within an area of more than 90,000 sq. meters, more than 60 traditional and modern designed villas are constructed in a brand new neighbourhood.



Set in the unique lush rural area of Chloraka, 6 minutes walking distance from the beach, and only a short walking distance to local amenities and facilities. Making it the ideal location for a permanent home or holiday accommodation.

With the new Pafos marina just 1km away, the capital growth of these villas is guaranteed. Elegantly designed and spacious two and three storey villas with roof gardens in generously sized plots and well-designed projects. The ideal investment location.

COMPLETION DATE: SEPTEMBER 2024

| Property Info     |            | Plot / Area Info |            | Additional info   |                           |
|-------------------|------------|------------------|------------|-------------------|---------------------------|
| Covered Area      | <b>170</b> | Plot area        | <b>310</b> | Reference Number  | <b>2023</b>               |
| Covered Veranda   | <b>30</b>  | Pool             | <b>Yes</b> | Property type     | <b>House</b>              |
| Energy Efficiency | <b>A</b>   |                  |            | Condition         | <b>Under Construction</b> |
|                   |            |                  |            | Construction Year | <b>2025</b>               |
|                   |            |                  |            | Bathrooms         | <b>2</b>                  |
| Amenities         | Location   |                  |            |                   |                           |



**Location:** Chlorakas

Region: **Paphos**

Coordinates: **34.8064385 / 32.3996545**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €520 000 + VAT

VAT for this property is **€34,565** or **€98,800**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 059.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€520 000 on Dec 14, 2023

