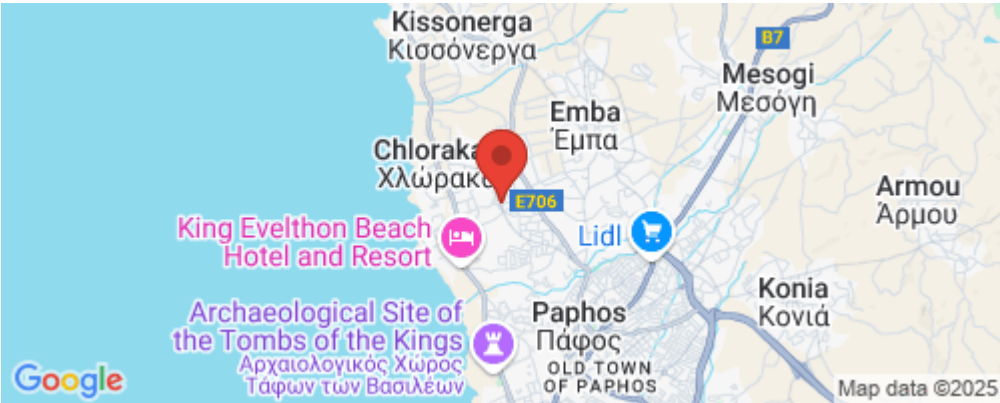


3 Bedroom House for Sale in Chlorakas, Paphos District

We are pleased to present to you the exclusive gated complex, consisting of magnificent, modern villas catering to even the most sophisticated tastes. These luxurious two-story villas feature two or three bedrooms, each meticulously designed for comfort and aesthetics. The spacious living room boasts stunning panoramic windows with captivating views of the mesmerizing sea and the beautiful city. Each villas includes convenient parking spaces, a cozy swimming pool, and a picturesque green garden. The modern architectural solution fits perfectly into the landscape of the picturesque surroundings. Tranquil serenity is combined with walking distance to amenities. The scenic route to one...



| Property Info |                                | Plot / Area Info |                | Additional info   |        |
|---------------|--------------------------------|------------------|----------------|-------------------|--------|
|               |                                |                  |                | Reference Number  | p23605 |
| Covered Area  | 135                            | Plot area        | 190            | Property type     | House  |
|               |                                |                  |                | Construction Year | 2026   |
|               |                                |                  |                | Bathrooms         | 2      |
|               |                                |                  |                |                   |        |
| Amenities     | Location                       |                  |                |                   |        |
|               | Location: Chlorakas            |                  | Region: Paphos |                   |        |
|               | Coordinates: 34.7989 / 32.4085 |                  |                |                   |        |

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>~€14 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 259.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€410 000 on Jul 9, 2024  
 €420 000 on Sep 12, 2024  
 €440 000 on Jun 17, 2025



