

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

Luxury 4-Bedroom Villa Near the Beach



Indulge in luxury just 500m from the beach. This stunning 250m<sup>2</sup> villa sits on a sprawling 2700m<sup>2</sup> plot and comes fully furnished and equipped. Highlights include underfloor heating (water), CCTV, alarm system, a cozy fireplace, and a home cinema. Enjoy two living areas, an office/gaming room, laundry and storage rooms, and a maid's quarters with a kitchen and toilet in the basement. Outdoors, you'll find a swimming pool, BBQ area, and a private underground water well. With a 2-car garage and exquisite finishes, this villa offers unmatched elegance and convenience.

### Property Info

Covered Area	<b>250</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2700</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>234301</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Chlorakas

Region: **Paphos**

Coordinates: **34.795726293014 / 32.396739600526**

## Price: €1 200 000 + VAT

VAT for this property is **€127,200** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 800.00/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

€1 200 000 on Jan 24, 2025





























