

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

Villa No. 82 is a magnificent five-bedroom residence situated in one of the most desirable beachfront locations in Paphos, Cyprus. With its elegant architectural style and opulent interior design, this grand villa delivers an exceptional standard of luxury living by the Mediterranean Sea. X

Spread across three expansive levels, the villa offers generous living spaces, including a large and stylish living room, a refined dining area, and a contemporary, fully equipped kitchen fitted with high-quality finishes. The layout is thoughtfully designed to combine functionality with aesthetics, making it ideal for both everyday comfort and entertaining.

The home features five spacious ...

| <b>Property Info</b>   |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|------------------------|-----------------------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area           | <b>730</b>            |                         |                     | Reference Number       | <b>1660</b>               |
| Covered Veranda        | <b>93</b>             |                         |                     | Property type          | <b>House</b>              |
| Uncovered Veranda      | <b>43</b>             | Pool                    | <b>Yes</b>          | Condition              | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>              | Parking                 | <b>Covered, Yes</b> | Bathrooms              | <b>3</b>                  |
| Air Conditioning       | <b>All rooms, Yes</b> |                         |                     | View                   | <b>Sea view</b>           |

| <b>Amenities</b> | <b>Location</b>  |                       |
|------------------|--|-----------------------|
| • Elevator       | <b>Location:</b> Chlorakas<br>Coordinates: <b>34.797620514131 / 32.39592413211</b> | Region: <b>Paphos</b> |

## Price: €3 190 000 + VAT

VAT for this property is **€514,333** or **€606,100**. 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<br>Price per SQM | <b>None</b><br><b>€4 370.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€3 190 000 on Apr 8, 2025







PRELIMINARY FIRST FLOOR



PRELIMINARY GROUND FLOOR



PRELIMINARY LOWER GROUND FLOOR



PRELIMINARY SITE PLAN

