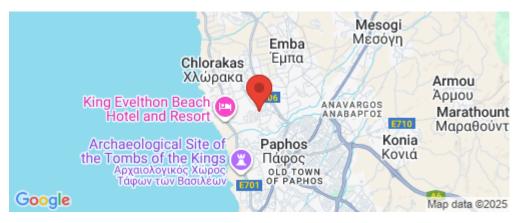
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## for Sale in Chlorakas, Paphos District

In the peaceful residential enclave of Melanos in Chloraka, this boutique development offers a new standard of modern Mediterranean living. Designed for year-round comfort, the project includes just seven residences across four levels—ensuring privacy, intimacy, and a sense of community.

The building features two one-bedroom apartments, four two-bedroom units, and an elegant three-bedroom penthouse with an expansive private terrace and panoramic sea views. All residences include spacious covered verandas, and the upper floors enjoy open vistas of the Mediterranean. Carefully crafted with premium materials, each apartment features Italian kitchens and wardrobes, underfloor wa...



| Property Info | P   | ot / Area Info | Additional info   |        |
|---------------|-----|----------------|-------------------|--------|
|               |     |                | Reference Number  | p64202 |
| Covered Area  | 105 |                | Property type     |        |
|               | 105 |                | Construction Year | 2026   |
|               |     |                | Bathrooms         | 2      |
|               |     |                |                   |        |

| Amenities | Location                       |                |  |
|-----------|--------------------------------|----------------|--|
|           | Location: Chlorakas            | Region: Paphos |  |
|           | Coordinates: 34.7927 / 32.4135 |                |  |



#### Price: €310 000 + VAT

VAT for this property is €15,500 or €58,900. 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 | Excluded | Title transfer fee | ~€9 000.00   | Common expenses | None |
|-----|----------|--------------------|--------------|-----------------|------|
|     |          | Price per SQM      | €2 952.00/m² |                 | None |

#### **Representative: Cyprus Sotheby's International Realty**

| Registration number | 1013  | Email      | info@cyprus-sothebysrealty.com |
|---------------------|-------|------------|--------------------------------|
| License number      | 517/E | Legal name | ConceptRealty Ltd              |

Phone: +35726080180, +35797612926

## **Price change history**

€310 000 on Apr 16, 2025

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