

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

For sale: This modern detached villa is key ready and offers 160 m<sup>2</sup> of comfortable living space. Built in 2025, the home features three spacious bedrooms and two stylish bathrooms. The property is partially furnished, allowing you to add your personal touch. With a top energy efficiency rating of A and a central AC system, this villa ensures year-round comfort.



The villa's south-facing orientation fills the interior with natural light, while the private swimming pool and panoramic sea views create the perfect setting for relaxation and entertaining. Enjoy beautiful sunsets from your terrace, or take a swim in your own pool.

Located in Chlorakas, a charming coastal area...

| Property Info    |  | Plot / Area Info |                | Additional info  |           |
|------------------|--|------------------|----------------|------------------|-----------|
| Covered Area     | 160  | Pool             | Yes            | Reference Number | 30071     |
| Furnishing       | Partially furnished                            |                  |                | Property type    | House     |
| Heating          | Central Heating, Yes                           |                  |                | Condition        | Brand New |
| Air Conditioning | All rooms, Yes                                 |                  |                | Bathrooms        | 2         |
|                  |  |                  |                | View             | Sea view  |
| Amenities        |  | Location         |                |                  |           |
| • BBQ zone       | Location: Chlorakas                            |                  | Region: Paphos |                  |           |
|                  | Coordinates: 34.799076218191 / 32.402869102664 |                  |                |                  |           |

## Price: €850 000 + VAT

VAT for this property is **€49,938** or **€161,500**. 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>€5 313.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€930 000 on Jun 28, 2025

€850 000 on Nov 7, 2025









