

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

3-Bedroom Villa – Chloraka, Paphos

This elegant 3-bedroom villa is part of an exclusive boutique development located in one of the most desirable residential areas of Chloraka. Designed to combine modern Mediterranean aesthetics with practical luxury, the villa offers a serene yet connected lifestyle, ideal for permanent living, holiday use, or investment.

Set on a private plot, the villa is thoughtfully designed to maximize space, natural light, and privacy. The open-plan layout includes a spacious living and dining area with direct access to the garden and terrace, creating a seamless indoor-outdoor flow. The modern kitchen is fully equipped, and the three bedrooms offer...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>176</b> |
| Covered Veranda   | <b>36</b>  |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>335</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>238117</b> |
| Property type     | <b>House</b>  |
| Construction Year | <b>2027</b>   |
| Bathrooms         | <b>3</b>      |

### Amenities

- Parking

### Location

**Location:** Chlorakas Region: **Paphos**

## Price: €660 000 + VAT

VAT for this property is **€46,650** or **€125,400**. 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>~€23 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 750.00/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

€660 000 on Jul 18, 2025











