

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

Set in the prestigious district of Chloraka, this elegant three-bedroom villa offers panoramic sea views and a seamless connection to the Mediterranean landscape. Just a short walk from the coastline, it provides the ideal blend of serenity and convenience—close to beaches, fine hotels, restaurants, shops, schools, and supermarkets.



Designed with minimalist architecture and perched on an elevated plot, the villa maximizes light, space, and privacy. Expansive windows frame stunning views, while premium materials like glass, aluminium, and concrete create a modern yet timeless aesthetic.

Inside, spacious open-plan interiors are finished to a high standard, featuring warm woo...

### Property Info

Covered Area	<b>193</b>
Covered Veranda	<b>40</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>280</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7932</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Chlorakas  
**Coordinates:** **34.79103900999 / 32.405601702236**

Region: **Paphos**

## Price: €780 000 + VAT

VAT for this property is **€63,330** or **€148,200**. 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>~€27 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 041.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

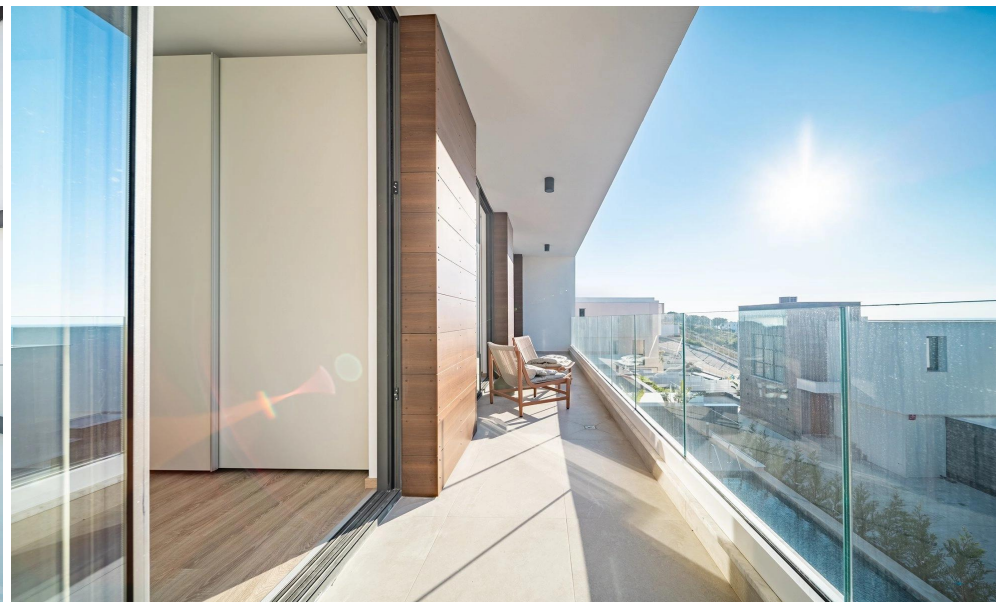
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€950 000 on Jul 23, 2025  
 €870 000 on Sep 27, 2025  
 €830 000 on Jan 28, 2026  
 €780 000 on Apr 23, 2026



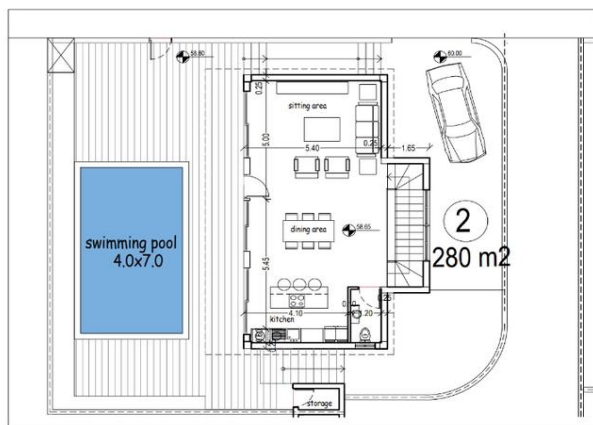




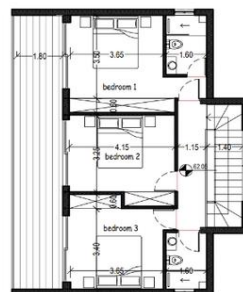
κατοικία 2

**VILLA 2**

plot area 380m<sup>2</sup>  
 Ecov=E1+E2=153.65m<sup>2</sup>  
 covered ver =48.0m<sup>2</sup>  
 uncovered ver =48.0m<sup>2</sup>  
 store=3.5m<sup>2</sup>  
 swimming pool=28.0m<sup>2</sup>



**1st floor**  
 E1=74.65m<sup>2</sup>  
 covered ver =20.0m<sup>2</sup>  
 uncovered ver =48.00m<sup>2</sup>  
 store=3.5m<sup>2</sup>  
 swimming pool=28.0m<sup>2</sup>



**2nd floor**  
 E2=79.0m<sup>2</sup>  
 covered ver =20.0m<sup>2</sup>