

## 6+ Bedroom House for Sale in Chlorakas, Paphos District

Villa No. 96 is an exceptional six-bedroom residence offering the ultimate in luxury living on the stunning shores of the Mediterranean. Located in one of Cyprus's most prestigious coastal areas, this contemporary villa combines elegant design, generous interior spaces, and top-tier amenities to create a refined and comfortable lifestyle. ✖

Spread across multiple levels, the villa features a spacious open-plan living room, a stylish dining area ideal for hosting, and a fully equipped modern kitchen. Six beautifully designed bedrooms ensure comfort and privacy for residents and guests alike, while large windows and open terraces fill the home with natural light and sea views.

## Price: €1 398 000 + VAT

VAT for this property is **€157,288** or **€265,620**. 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 Price per SQM	<b>None</b> <b>€5 159.00/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

€1 450 000 on Aug 13, 2025

€1 398 000 on Dec 18, 2025



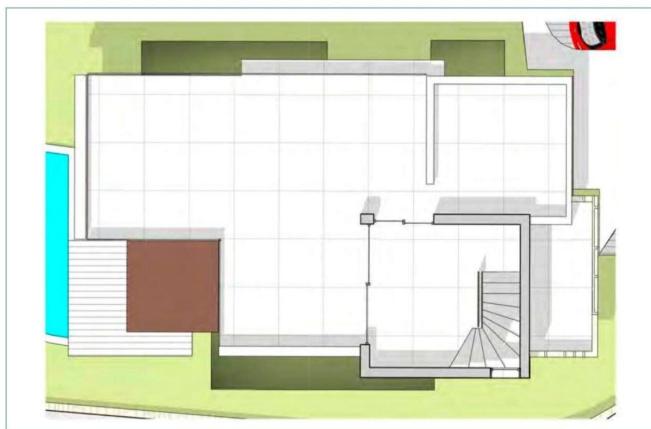
PRELIMINARY GROUND FLOOR



PRELIMINARY LOWER GROUND FLOOR



PRELIMINARY ROOF PLAN



PRELIMINARY SITE PLAN

