

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

Villa No. 95 is an impressive six-bedroom residence that exemplifies luxury coastal living on the Mediterranean. Located in one of the most prestigious areas of Cyprus, this villa offers an exceptional combination of modern architecture, spacious interiors, and serene outdoor spaces — all just moments from the sea. 

Spread over multiple levels, the property features a bright and expansive living room, a refined dining area ideal for hosting, and a fully equipped contemporary kitchen with premium finishes. Six generously sized bedrooms and multiple bathrooms provide comfort and privacy for large families or guests.

The villa's design promotes indoor-outdoor living, with a ...

### Property Info

Covered Area **271**  
 Covered Veranda **34**  
 Total Number of Floors **3**

### Plot / Area Info

Plot area **278**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **8425**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **5+**  
 View **Sea view**

### Amenities

- Roof Garden

### Location

**Location:** Chlorakas  
 Coordinates: **34.797620514119 / 32.396439205653**

Region: **Paphos**

## Price: €1 425 000 + VAT

VAT for this property is **€160,326** or **€270,750**. 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>€5 258.00/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> |
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## Price change history

€1 475 000 on Aug 13, 2025

€1 425 000 on Dec 18, 2025



PRELIMINARY GROUND FLOOR



PRELIMINARY LOWER GROUND FLOOR



PRELIMINARY ROOF PLAN

