

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

This contemporary style detached villa is located in the village of Emba (Paphos), in a quiet residential area. It is just 5 minutes drive from the beaches, 10 minutes to the city center and the Mall. The villa will consist of 3 bedrooms, 3 bathrooms and a guest toilet. The owners of the villa will enjoy bright and spacious living and dining areas. The property offers extras such as underfloor heating or provision for wall-mounted units, VRV concealed air-conditioning, private swimming pool, 4th bedroom on the roof. The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>220</b>
Covered Veranda	<b>33</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **570**

### Additional info

Reference Number	<b>S613-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Chlorakas                      Region: **Paphos**  
**Coordinates:** **34.80018 / 32.41847**

## Price: €490 000 + VAT

VAT for this property is **€46,327** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 227.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€490 000 on Aug 26, 2025



