

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

This modern villa, built in 2023, is located in a quiet residential area of Chlorakas, just a short drive to Paphos centre and the beach. Combining contemporary architecture with comfort, it is a perfect permanent home or investment property.

The villa consists of three bedrooms, three bathrooms, and an open-plan living, dining, and kitchen area. Large windows and sliding doors provide plenty of natural light, while high-quality finishes ensure modern living standards.

Outdoor areas include a landscaped garden, covered parking, balconies, and a private storage room.

### Key Features:

- 3 bedrooms & 3 bathrooms
- 140 m<sup>2</sup> covered area on 300 m<sup>2</sup> plot

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 643.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
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## Price change history

€650 000 on Sep 24, 2025





