

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

Maisonette No. 5, an elegant three-bedroom residence nestled in the sought-after Melanos / Chloraka area of Paphos. This boutique community is comprised of two stylish buildings designed to capture the essence of coastal life. X

Block 1 features ten spacious apartments – six with three bedrooms and four with two bedrooms – many enjoying sweeping views of the sparkling Paphos coastline.

Block 2 offers eight charming maisonettes, a mix of four two-bedroom and four three-bedroom homes, perfect for families or those seeking extra space.

With its prime location, thoughtful layouts, and captivating sea vistas, this residential complex combines convenience and beau...

| Property Info          |            | Plot / Area Info |                     | Additional info  |              |
|------------------------|------------|------------------|---------------------|------------------|--------------|
| Covered Area           | <b>155</b> |                  |                     |                  |              |
| Covered Veranda        | <b>17</b>  | Plot area        | <b>112</b>          | Reference Number | <b>9763</b>  |
| Uncovered Veranda      | <b>14</b>  | Parking          | <b>Covered, Yes</b> | Property type    | <b>House</b> |
| Total Number of Floors | <b>2</b>   |                  |                     | Bathrooms        | <b>2</b>     |
| Energy Efficiency      | <b>A</b>   |                  |                     |                  |              |

| Amenities | Location   | Region        |
|-----------|--|---------------|
| • Parking | <b>Location:</b> Chlorakas<br><b>Coordinates:</b> <b>34.789911202884 / 32.412264347076</b> | <b>Paphos</b> |

## Price: €400 000 + VAT

VAT for this property is **€21,806** or **€76,000**. 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>~€12 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 581.00/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

€400 000 on Oct 30, 2025



