



#13465

# Stunning 4-Bedroom Seaview Gem – Exclusive 3rd Line Location in Chloraka, Paphos (13465)

📍 Chlorakas, Paphos

€1,375,000 +VAT





# Overview

## Specifications

Bedrooms



4

Bathrooms



4

Covered

200.28 m<sup>2</sup>

|                   |                            |
|-------------------|----------------------------|
| Type              | <b>Detached Villa</b>      |
| Toilets           | <b>4</b>                   |
| Plot              | <b>428 m<sup>2</sup></b>   |
| Covered veranda   | <b>41.46 m<sup>2</sup></b> |
| Uncovered veranda | <b>56.16 m<sup>2</sup></b> |
| Roof garden       | <b>47.68 m<sup>2</sup></b> |

|                          |                    |
|--------------------------|--------------------|
| Status                   | <b>Off plan</b>    |
| Year of construction     | <b>2027</b>        |
| Furnished                | <b>Unfurnished</b> |
| Structure                | <b>Concrete</b>    |
| Facade                   | <b>Concrete</b>    |
| Energy efficiency rating | <b>B+</b>          |

## Description

Stunning 4-Bedroom Seaview Gem – Exclusive 3rd Line Location in Chloraka, Paphos (13465)

Price: €1,375,000 + VAT

Lower Ground Floor - Extra Cost € 192.000

Construction to begin 18 months after the sales agreement

Imagine a life where the Mediterranean Sea is your backyard, where luxury, comfort, and sophistication seamlessly blend together. This spectacular 3-level, 4-bedroom villa in a 428 m<sup>2</sup> plot offers the perfect combination of expansive living, privacy, and elegance. With construction starting 18 months after the sales agreement, you have the rare opportunity to secure this masterpiece while tailoring it to your personal tastes.

### THE PROPERTY:

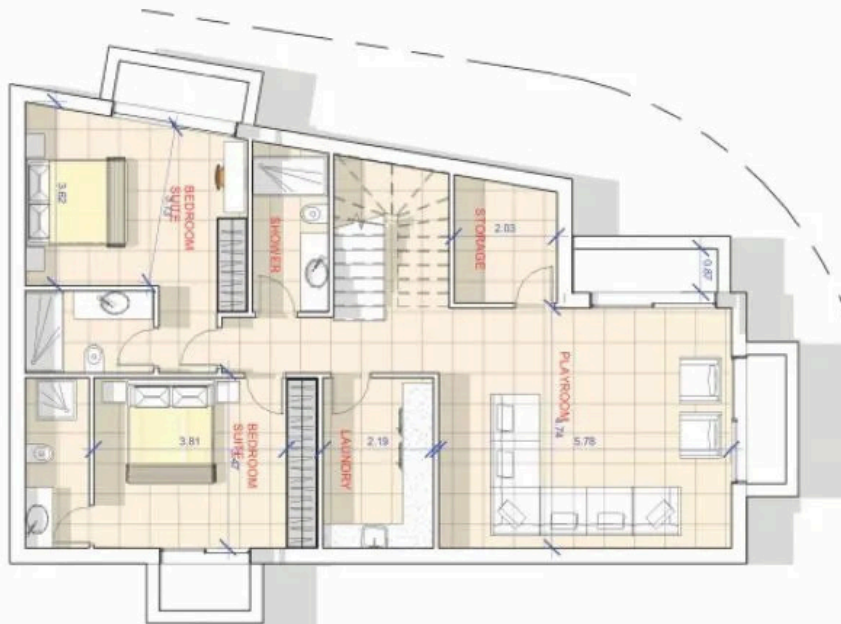
This remarkable villa will span three levels, offering a total covered area of 259 m<sup>2</sup>. The covered internal living space alone totals 200.28 m<sup>2</sup>, complemented by 41 m<sup>2</sup> of covered verandas, 56 m<sup>2</sup> of uncovered verandas, and a 47 m<sup>2</sup> roof — creating the perfect blend of indoor-outdoor luxury.

The spacious lower ground floor allows for expansive entertainment and utility zones — ideal for a playroom, cinema, gym, or wine cellar.

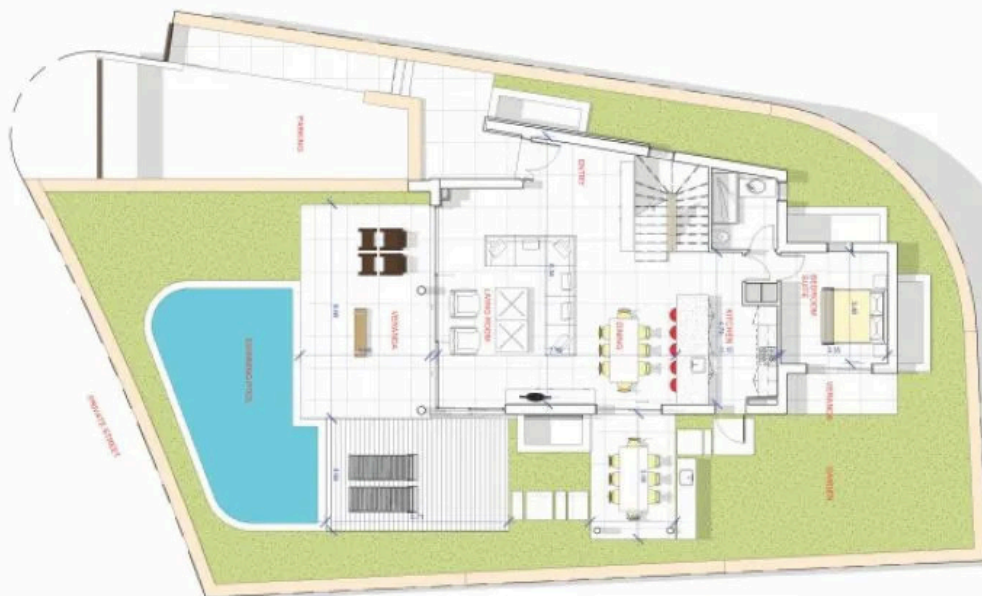


# Floor plans

## PRELIMINARY OPTIONAL LOWER GROUND FLOOR



## PRELIMINARY GROUND FLOOR



# Additional information

## Facilities

|                              |                         |                           |
|------------------------------|-------------------------|---------------------------|
| Aircondition, Central system | Clubhouse               | Elevator                  |
| Gated complex                | Heating, Underfloor     | Landscaped garden         |
| Parking, Garage              | Pool, Private, infinity | Solar photovoltaic panels |
| Solar water heater           | Storage                 |                           |

## Features

|                                  |                                   |                            |
|----------------------------------|-----------------------------------|----------------------------|
| Alarm system (provision)         | Balcony                           | Barbeque                   |
| Bathroom underfloor heating      | Bright                            | CCTV (provision)           |
| Combined kitchen and dining area | Connected to electric mains       | Double glazing             |
| Easy access to main roads        | Electric car charger (provision)  | En suite bathroom          |
| En suite shower                  | Energy efficient doors/windows    | Entrance gate              |
| Entrance gate, automated         | Garden                            | Garden, large              |
| Granite countertops              | Ground floor bedroom              | Guest WC                   |
| Internal stairs                  | Jacuzzi                           | Laundry room               |
| Luxury specifications            | Modern design                     | Near amenities             |
| Near bus route                   | Open plan                         | Openings in opposite sides |
| Panoramic view                   | Pipe-in-pipe plumbing system      | Pool view                  |
| Pressurized water system         | Quiet area                        | Roof garden                |
| Sea front                        | Sea view                          | Shower                     |
| Shutters, electric (provision)   | Smart home automation (provision) | Sound insulation           |
| Spacious rooms                   | Suitable for work                 | Thermal insulation         |
| Veranda                          | Veranda, large                    | Walk-in closet             |
| Walking distance to beach        |                                   |                            |



## Distances

Amenities

 800 m

Airport

 19 km

Sea

 10 m

Public transport

 800 m

Schools

 900 m

Resort

 200 m

## Contact us



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