



#13466

# Stunning 3-Bedroom Seaview Gem – Exclusive 3rd Line Location in Chloraka, Paphos (13466)

📍 Chlorakas, Paphos

€1,890,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 152 m <sup>2</sup>	
Type	Detached Villa				
Toilets	4				
Plot	285 m <sup>2</sup>				
Covered veranda	46 m <sup>2</sup>				
Roof garden	50 m <sup>2</sup>				
Status	Off plan				
Year of construction	2027				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 B+				

## Description

Stunning 3-Bedroom Seaview Gem – Exclusive 3rd Line Location in Chloraka, Paphos (13466)

Price: €1,890,000 + VAT

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, 3-bedroom villa in a 285 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 152 m<sup>2</sup>, complemented by 46 m<sup>2</sup> of covered verandas, , and a 14 m<sup>2</sup> roof — creating the perfect blend of indoor-outdoor luxury.

This thoughtfully designed villa includes 4 bedrooms, including one en-suite master suite, and 3 bathrooms to ensure ultimate comfort for both family and guests. The open-plan living room, elegant dining area, and fully equipped kitchen are designed to reflect modern coastal sophistication, with large windows opening to serene sea views and lush landscaped gardens.



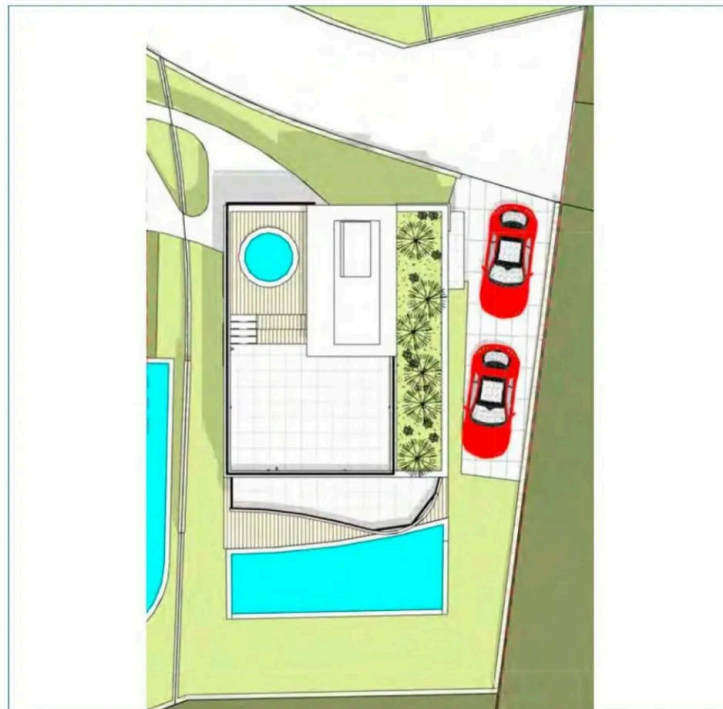


# Floor plans

PRELIMINARY GROUND FLOOR



PRELIMINARY SITE PLAN



# Additional information

## Facilities

Aircondition, Central system

Gated complex

Parking, Garage

Solar water heater

Clubhouse

Heating, Underfloor

Pool, Private, infinity

Storage

Elevator

Landscaped garden

Solar photovoltaic panels

## Features

Alarm system (provision)

Bathroom underfloor heating

Combined kitchen and dining area

Easy access to main roads

En suite shower

Entrance gate, automated

Granite countertops

Internal stairs

Luxury specifications

Near bus route

Panoramic view

Pressurized water system

Sea front

Shutters, electric (provision)

Spacious rooms

Veranda

Walking distance to beach

Balcony

Bright

Connected to electric mains

Electric car charger (provision)

Energy efficient doors/windows

Garden

Ground floor bedroom

Jacuzzi

Modern design

Open plan

Pipe-in-pipe plumbing system

Quiet area

Sea view

Smart home automation (provision)

Suitable for work

Veranda, large

Barbeque

CCTV (provision)

Double glazing

En suite bathroom

Entrance gate

Garden, large

Guest WC

Laundry room

Near amenities

Openings in opposite sides

Pool view

Roof garden

Shower

Sound insulation

Thermal insulation

Walk-in closet



# Distances

Amenities

 800 m

Airport

 19 km

Sea

 10 m

Public transport

 800 m

Schools

 900 m

Resort

 200 m

# Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

