



#17811

# Three Bedroom Villa for Sale in Sunny Chlorakas

📍 Chlorakas, Paphos

€390,000 +VAT





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 140 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>230 m<sup>2</sup></b>
Covered veranda	<b>10 m<sup>2</sup></b>
Uncovered veranda	<b>15 m<sup>2</sup></b>
Roof garden	<b>40 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2028</b>
Furnished	<b>Unfurnished</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale is an off-plan detached villa located in the peaceful area of Chlorakas. This modern villa offers a total internal space of 140 square meters, providing comfort and functionality for families or those seeking extra space. The home features three spacious bedrooms and two well-designed bathrooms, making it ideal for everyday living.

Chlorakas is known for its blend of traditional charm and modern convenience. The area offers easy access to local shops, schools, and services, while also being close to beautiful coastlines and scenic walks. Living here means enjoying a relaxed lifestyle with good connectivity to the wider region.

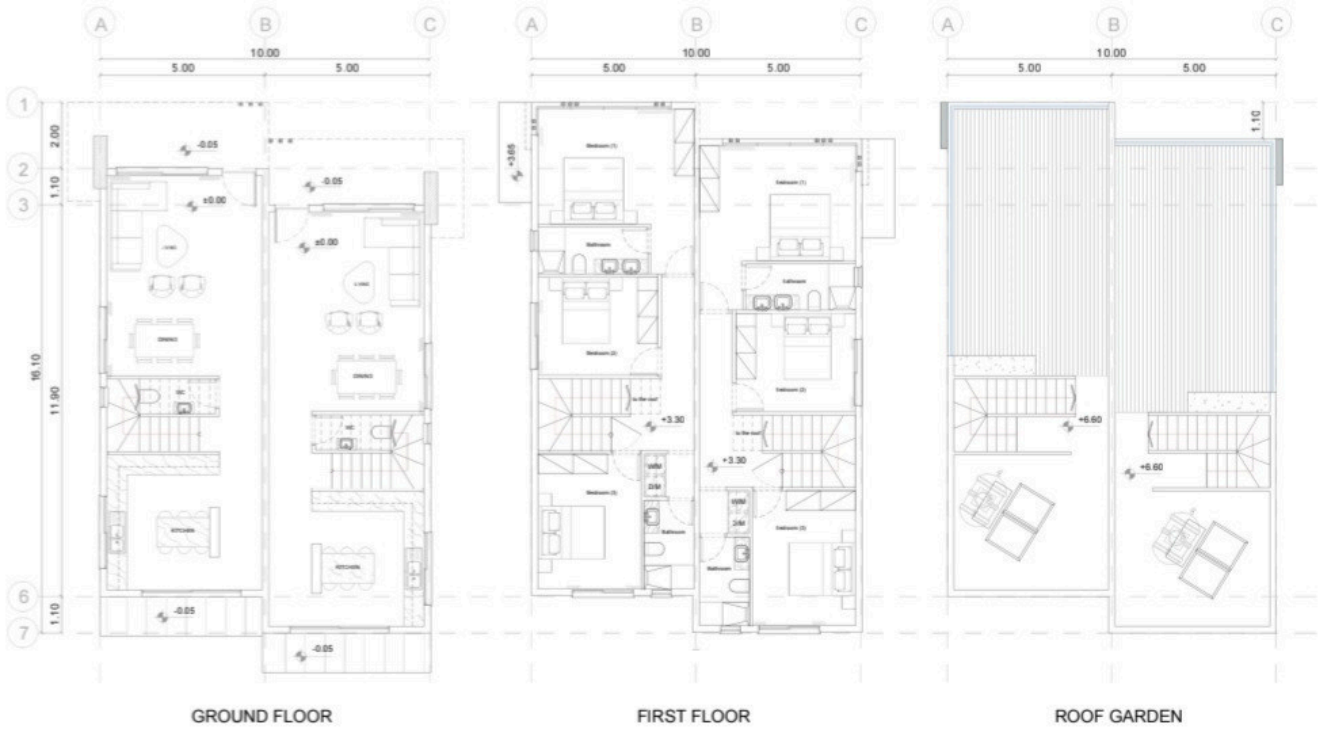
The villa is set within a secure gated complex, adding to your peace of mind. With an energy efficiency rating of A, you can enjoy reduced utility costs and a more sustainable way of living. The property is offered unfurnished, allowing you to personalize the space to your taste. You can add a private pool, and a 40sqm roof garden as options.

This outstanding opportunity is close to all essential amenities, ensuring both comfort and convenience. For more information or to arrange a viewing, please contact Lextrus Real Estate.



# Floor plans

## FLOOR PLAN with roof garden



# Additional information

## Facilities

Aircondition, Split system

Gated complex

Heating, Provision

Pool, Optional

Solar photovoltaic panels

Solar water heater

## Features

Alarm system

Ceramic tiles

Electric car charger (provision)

Modern design

Near amenities

Quiet area

## Distances

Amenities

 500 m

Airport

 21 km

Sea

 2 km

Public transport

 400 m


Schools

 700 m

## Contact us



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