

# Villa with optional Pool&Roof Terrace in Paphos.

Chloraka, Paphos



Price: 490,000 €

## Specific details

Ads number	6562
Property status	Development
Bedrooms	4
Bathrooms	3
Covered (m <sup>2</sup> )	187+33 m <sup>2</sup>
Plot	300+270 m <sup>2</sup>
Key Features	Pool, Heating



## Description

Villa with optional Pool&Roof Terrace in Paphos. Luxury detached villa in a quiet residential area in Chloraka-Emba, ideally located 7min from ISOP and Aspire schools. The property enjoys a convenient location just 5 minutes from the beaches, 10 minutes Villa with optional Pool&Roof Terrace in Paphos. Luxury detached villa in a quiet residential area in Chloraka-Emba, ideally located 7min from ISOP and Aspire schools. The property enjoys a convenient location just 5 minutes from the beaches, 10 minutes from Paphos city centre and Kings Avenue Mall, and only 7 minutes from the motorway, offering excellent accessibility. The villa offers 187 m<sup>2</sup> of covered internal area and comprises 3 bedrooms, 3 bathrooms, and a guest toilet. Bright and spacious open-plan living and dining areas seamlessly connect to the outdoor space through floor-to-ceiling windows, creating a comfortable and modern living environment. Key Features: Utility room with space for washing machine, dryer, sink, and fridge Provision for electric blinds and roller shutters Provision for photovoltaic system and smart home features Electric car charger provision and video intercom system Central structured cabling for TV, telephone, and internet throughout Solar water heating system and water pressure system High-quality bathroom finishes with porcelain tiles, suspended ceilings, and premium sanitary ware Sensor lighting in parking area and at the main entrance Energy efficiency Class A with enhanced thermal insulation and soundproofing Optional Extras: Private swimming pool VRV concealed air-conditioning system Underfloor heating (electric or water-based with heat pump) Roof garden with internal staircase, shower, toilet, and provisions for BBQ, worktop, sink, and fridge Option for a 4th bedroom or additional space on the roof level Interior design as per 3D visuals Parking entrance gates Buyers also have the opportunity to request personal modifications to the layout, subject to approval by the project's architects and interior designers. The property benefits from a reduced VAT rate of 5% (subject to eligibility), with 19% VAT not applicable. Specifications are subject to change and should be confirmed prior to signing the sales agreement.