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## Beach Front Villa in Chloraka – MLS#: 1013

€975,000

📍 Chloraka, Κοινότητα Χλώρακα, Paphos District, South Cyprus, 8220, Cyprus



### Description

## Spacious Sea Front Villa with Superb Mediterranean Views, Chloraka – MLS 1013

This 3 bedroom sea-front villa is idyllically situated on the wonderful Mediterranean coast, in an exclusive neighbourhood within the Chloraka region of Paphos.

The sea and popular coastal path are only a few steps away, with Kato Paphos, the main town and the holiday resort of Coral Bay all being within an easy 5-minute drive.

The property is uniquely designed on three levels. Entering the property via the front entrance, a bright hallway leads through to a spacious living room with a comfortable lounge and formal dining space. Sliding patio doors provide easy access to a good size L-shaped veranda perfect for alfresco dining and relaxing while taking in the superb uninterrupted sea views.

A decorative archway from the inner hallway leads to a large fully fitted kitchen/breakfast room with plenty of wall and base units finished with granite work surfaces. Quality appliances include built-in oven, 2 burner gas hob, separate 2 electric hotplate ceramic hob, fridge/freezer and dishwasher. There is a good size area for family dining and also direct access to the outdoor leisure space.

A guest toilet is situated at the foot of the wood finish staircase leading up to an upper landing and two double size bedrooms with high ceilings, attractive features including skylights, fitted wardrobes and en-suite facilities. A Juliet-style balcony in the master bedroom overlooks the beautiful coastline and there is direct access from here and the upper landing to a private balcony with further magnificent views of the Mediterranean.

At basement level is a third double size bedroom with fitted wardrobes, a separate internal storeroom, and a bathroom/utility room with a washing machine, tumble dryer, and built-in storage cupboards. The single integral garage with electric door can also be reached directly from this level.

Externally a crystal clear tiled swimming pool with surrounding sunbathing terrace offers the perfect spot to relax and cool off whilst enjoying the amazing seafront aspect. To the side of the property, two pergolas set amongst a wonderful variety of shrubs and bushes offer further shaded seating and relaxation areas.

#### Other Features

- Kitchen Appliances – Built-in Oven, Extractor Fan, 2 Burner Gas Hob, 2 Electric Hotplate Ceramic Hob, Dishwasher & Fridge/Freezer. A Washing Machine & Tumble Dryer are also located in the Shower/Utility Room at basement level.
- Marble Topped Vanity Units (in ensuite bathrooms)
- Tiled Overflow Swimming Pool with Sunbathing Terrace
- Utility/Bathroom with Built-in Storage Cupboards
- Under-Stairs Storage Area

#### Detail

Property ID:101-1013	Bathrooms:3
Price:€975,000	Garage:1
Property Size:144 Sqm	Property Type:Villas
Bedrooms:3	Property Status:For Sale, New Listing

#### Features

- ✓ [Air Conditioning](#)
- ✓ [Automatic Irrigation System](#)
- ✓ [Balcony](#)
- ✓ [BBQ Area](#)
- ✓ [Ceiling Fans](#)
- ✓ [Ceiling Spotlights](#)
- ✓ [Covered Veranda](#)
- ✓ [Decorative Alcove](#)
- ✓ [Decorative Archways](#)
- ✓ [Driveway](#)
- ✓ [External Lighting](#)
- ✓ [External Storage](#)
- ✓ [Fitted Wardrobes](#)
- ✓ [Floor to Ceiling Tiling in Bathroom\(s\)](#)
- ✓ [Fly Screens](#)
- ✓ [Garden](#)
- ✓ [Granite Work Surfaces \(in kitchen\)](#)
- ✓ [Graphiata Finish](#)
- ✓ [Immersion Heater](#)
- ✓ [Kitchen Appliances](#)
- ✓ [Light Fittings](#)
- ✓ [Low Maintenance Landscaping](#)
- ✓ [Marble Topped Vanity](#)
- ✓ [Neighbourhood Views](#)
- ✓ [Pergolas](#)
- ✓ [Pressurised Water System](#)
- ✓ [Sea Views](#)
- ✓ [Security Alarm](#)
- ✓ [Security Lighting](#)
- ✓ [Shutters](#)
- ✓ [Skylights](#)
- ✓ [Solar Heated Water](#)
- ✓ [Stone Features](#)
- ✓ [Sun Awning](#)
- ✓ [Sunbathing Terrace](#)
- ✓ [Swimming Pool \(tiled\)](#)
- ✓ [Tiled Floors](#)
- ✓ [Title Deeds](#)