Hamptons
INTERNATIONAL



2 bedroom Brand New Duplex apartment : Chloraka, Pafos, Paphos

2 2

£270,000
(€315,000)

Property details



Key features

- AC & Heating
- Balcony
- Double Glazed Windows
- Fitted wardrobes
- Storage
- Town Views
- Veranda

Attributes

- Apartment
- Near to beach
- Private parking

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Description

Aphrodite Boutique Apartments is a contemporary building located in Chloraka, Paphos. Chloraka is a popular coastal area just minutes from Paphos centre, beaches, shops, restaurants and the airport. It suits permanent living, holiday use and rental investment. Available for sale a modern two-level, two-bedroom apartment in a boutique building of just three residences. The façade combines white Graffiato decorative plaster, black vertical aluminium slats, large windows and glass balcony railings. With only three apartments in the building, residents enjoy privacy and a calm atmosphere. Layout: The apartment is spread over two levels, connected by an internal staircase with wooden steps and a glass balustrade. The first level is the living space: an open-plan living room, dining area and fitted kitchen with floor-to-ceiling windows and high ceilings, so the whole area is bright and airy. The master bedroom with a fitted wardrobe, a bathroom and a covered veranda for outdoor relaxation are also on this level. Upstairs you will find a second bedroom, a bathroom and another covered veranda, along with a private storage room. This arrangement keeps the sleeping areas separate from the main living space, which is ideal for families or guests. The apartment has its own private entrance with a staircase, and covered parking is located under the building. The roof houses a technical area with solar panels and A/C compressors, which keeps the façade and terraces clean and uncluttered. Property features:-2 bedrooms-2 bathrooms-Covered living area: 86m²-Covered veranda: 20m²-Storage-Private covered parking Interior: The palette is calm and elegant, in shades of grey, beige and light oak. Circular LED pendant lights hang above the living and dining areas, and a large artwork with a sea motif gives the living room a focal point. Ceilings are about 2.9 m high, interior doors are 2.55 m tall, and wardrobes are 2.6 m tall.Kitchen Handleless matt cabinet fronts with LED lighting under the wall units Worktop and splashback in techno granite Built-in oven and microwave in black Undermount sink and mixer tap Soft-close drawers and hinges, plus a dish rack Black aluminium skirtingFinishes Floors: BERRY ALLOC laminate with underlay and white skirting in the bedrooms and living room. CERRAD porcelain tiles (59.7 × 59.7 cm) on verandas and outdoor areas. Bathrooms: large-format CERRAD tiles, wall-hung vanity unit with washbasin, Ideal Standard back-to-wall WC with soft-close seat, Grohe mixers, glass shower screen, steel linear shower drain, and a backlit mirror Windows and doors: Aluminium frames with thermal break (Alumil Smartia or similar), finished in RAL 7021; Provision for mosquito screens, and shutters in all bedrooms Fire-rated security entrance door (REI 60) Glass balcony railingsEnergy and comfort Solar panels: 4 panels, approx. 2.4 kW, included Electric underfloor heating in the bedrooms and living room EV charger provision for future installation (the charger itself is not included) Location:2km to the nearest beach500m to all essential amenities4km from Paphos Town Centre22km to Paphos International Airport







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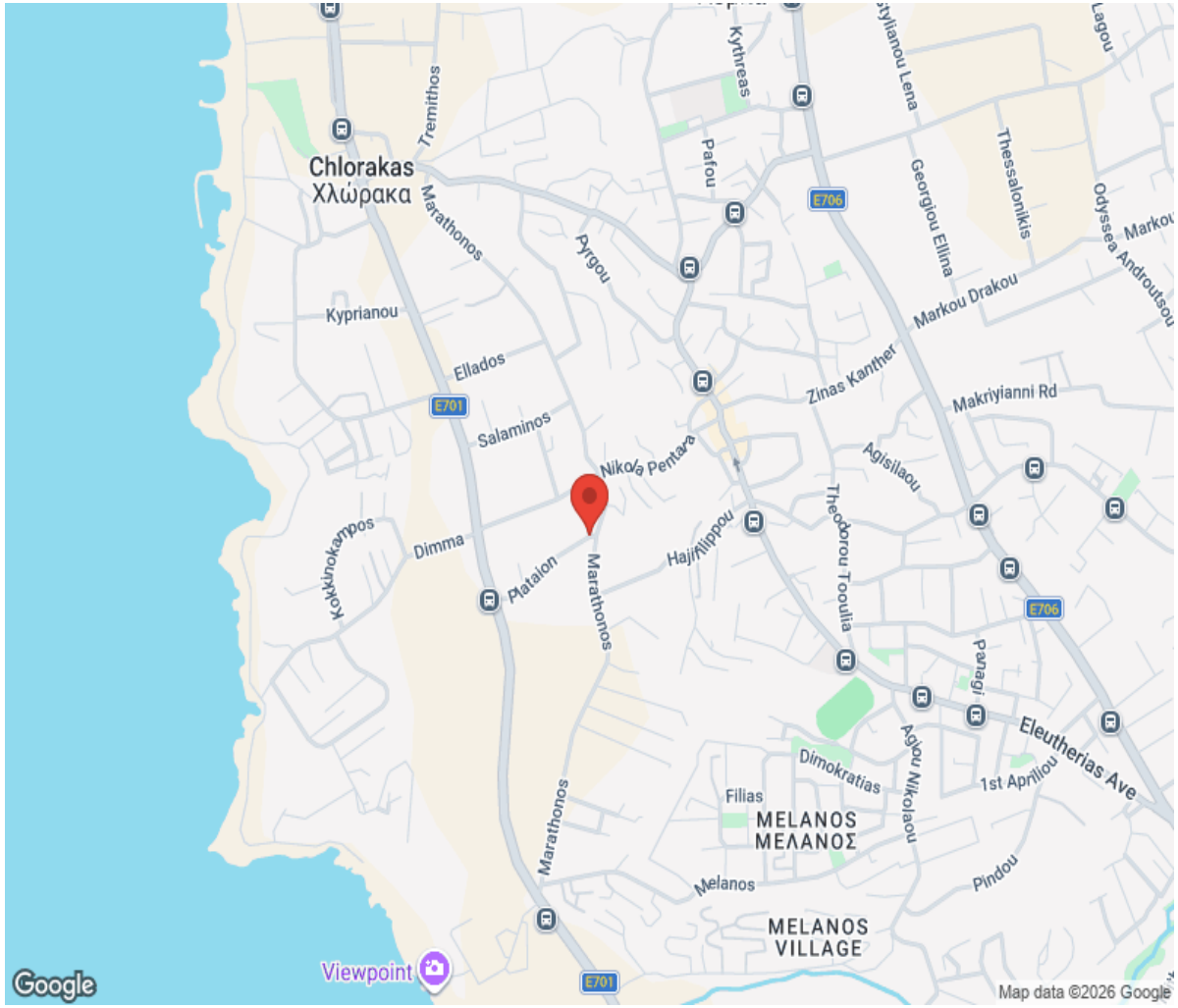
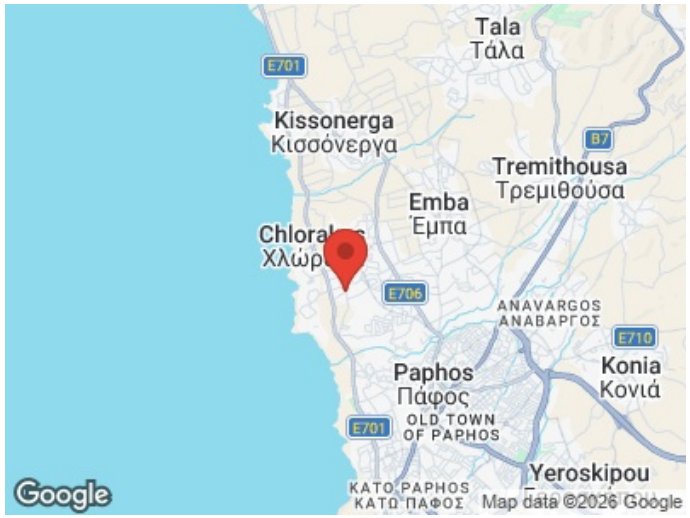
Location





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