

MARIS RESIDENCE

Modern Living in Chloraka – Boutique Residential Complex in Melanos

Nestled in the peaceful **Melanos area of Chloraka**, this exclusive new residential project offers the perfect blend of comfort, style, and practicality. Designed for those seeking a serene **permanent residence**, the development features just **seven thoughtfully crafted apartments**, ensuring privacy and a true sense of community.

Set within a **quiet, residential neighborhood**, the complex enjoys a prime position just minutes from central Paphos, yet retains a calm and private atmosphere. Residents will benefit from **proximity to schools, supermarkets, pharmacies, and local shops**, as well as easy access to **public transport routes**. The stunning **Mediterranean coastline** is also just a short drive away, offering seaside walks, beach days, and sunset views.

Spread across **four levels** (including covered parking), the building includes:

- **2 x one-bedroom apartments**
- **4 x two-bedroom apartments**
- **1 x luxurious three-bedroom penthouse**

The upper two floors boast **beautiful sea views**, while all units offer **covered verandas** — with the penthouse enjoying an **extra spacious private terrace** ideal for entertaining or relaxing in style.

Highlights & Features

- Water underfloor heating
- Concealed air-conditioning units
- Photovoltaic system
- Italian kitchens, wardrobes, bathroom vanities, tiles, mixers & sanitary fittings
- Water softener system (2 & 3-bedroom units)
- Private covered parking
- Individual storage rooms (for 2 & 3-bedroom units)
- Secure, gated premises with camera intercom system
- Lift
- Low communal expenses – no swimming pool, making it ideal for year-round living

The development is a short drive from central Paphos and nearby amenities, yet tucked away in a quiet, residential pocket—offering both convenience and tranquility.

Estimated Completion: 18 months from planning permit approval (expected April 2025) and building permit approval

Location: <https://maps.app.goo.gl/oPcAnmyyZ39iFJew6>