



#10993

# Modern Detached 4 Bedroom Villa with Private Pool in Pegeia Paphos (10993)

📍 Pegeia, Paphos





**€780,000** +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 3		 200 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		1250 m <sup>2</sup>			
Status		Off plan			
Year of construction		2027			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A+			

## Description

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Located near Coral Bay in Pegeia, this 1,250m<sup>2</sup> single plot comes with a clear land title deed and an existing planning permit. Clients can choose to build according to pre-designed sample plans or create a fully customized home. With a prime location and flexible options, this project offers a seamless path to a personalized living experience.

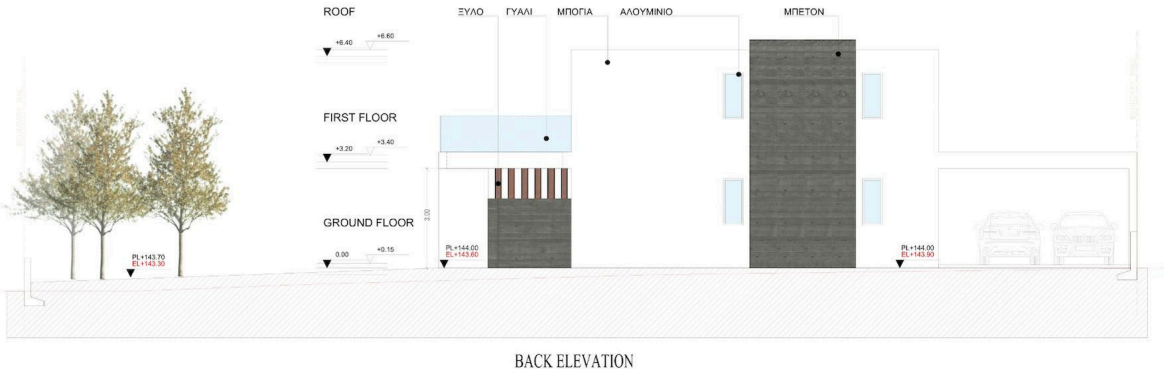
Discover the perfect blend of luxury and modern living in this stunning off-plan detached villa located in Pegeia. With a generous internal space of 200 m2, this home features four spacious bedrooms and three contemporary bathrooms, providing ample room for family and guests. The villa is designed with energy efficiency in mind, boasting an A+ rating, ensuring both comfort and sustainability.

House delivery one year from Town Planning license set to be completed approximately in 2027, this modern home is situated on a large plot, offering a private swimming pool where you can unwind and enjoy the beautiful surroundings. Pegeia is known for its vibrant community and close proximity to stunning beaches, making it an ideal location for those seeking tranquility and convenience. The area is rich in natural beauty, with scenic views and a variety of local amenities that cater to your everyday needs.

This unfurnished villa presents the opportunity for you to personalize your living space to suit your taste and lifestyle. Don't miss your chance to make this villa your new home. Contact Lextrus Real Estate today to learn more about this exciting opportunity.



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Garage, double

Storage

Heating, Provision

Pool, Private

Landscaped garden

Solar water heater

## Features

Balcony

Bright

Ceramic tiles

Double glazing

Electric car charger (provision)

Entrance gate

Garden, large

Guest WC

Luxury specifications

Openings in opposite sides

Pressurized water system

Shower

Spacious rooms

Veranda, large

Barbeque

CCTV

Combined kitchen and dining area

Easy access to main roads

En suite shower

Entrance gate, automated

Granite countertops

Investment opportunity

Modern design

Pipe-in-pipe plumbing system

Quiet area

Shutters, electric (provision)

Thermal insulation

Bath

CCTV (provision)

Connected to electric mains

Electric car charger

Energy efficient doors/windows

Garden

Ground floor bedroom

Laundry room

Open plan

Pool view

Rental potential

Smart home automation (provision)

Veranda

## Contact us



**Stefania Spyridou**

☎ (+357) 99810880

✉ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

