



#13312

# Modern 4 Bedroom Villa With Private Pool In Peyia, Paphos (13312)

📍 Pegeia, Paphos

€1,200,000 +VAT





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 3

Covered

 160.65 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>4</b>
Plot	<b>285 m<sup>2</sup></b>
Covered veranda	<b>33.65 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2026</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Modern 4 Bedroom Villa With Private Pool In Peyia, Paphos (13312)

Experience elevated living in this beautifully designed detached villa, currently under construction in the scenic area of Pegeia. Combining modern architecture with functionality and comfort, this property is perfect for families, holidaymakers, or anyone looking for a stylish home in a sought-after coastal location. Delivery is scheduled for September 2026.

Square Meters Overview:

Covered Internal Area: 160.65 m<sup>2</sup>

Covered Veranda: 33.65 m<sup>2</sup>

Plot Size: 285 m<sup>2</sup>

Delivery Date: December 2026

Property Features:

This spacious villa is designed to a high standard with quality finishes and energy efficiency in mind:

4 generous bedrooms and 3 modern bathrooms, ideal for families or hosting guests

Open-plan living spaces that maximize natural light and flow seamlessly to the outdoor areas



# Floor plans

## ground floor

- | 1. covered entrance | 2. covered veranda
- | 3. living room | 4. dining area | 5. master bedroom | 6. kitchen
- | 7. guest bathroom | 8. stairs | 9. parking area



- | 1. covered veranda | 2. ensuite bedroom | 3. bedroom
- | 4. guest bathroom | 5. stairs



# Additional information

## Facilities

Aircondition, Provision

Parking, Uncovered

Childrens playground

Pool, Private

Heating, Provision

Solar photovoltaic panels (provision)

## Features

Balcony

Double glazing

Entrance gate

Garden

Luxury specifications

Pool view

Rental potential

Veranda

Barbeque

Easy access to highway

Entrance gate, automated

Guest WC

Modern design

Pressurized water system

Sea view

Walking distance to beach

Bath

Easy access to main roads

Fitted wardrobes

Investment opportunity

Near amenities

Quiet area

Spacious rooms

## Distances

Amenities

 2.1 km

Airport

 33 km

Sea

 400 m

Schools

 1.5 km


Resort

 1.9 km

## Contact us



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