



#13573

# Luxury 4 Bedroom Villa For Sale In Universal, Paphos (13573)

📍 Universal, Paphos





€1,195,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 6		 254.07 m <sup>2</sup>	
Type	Detached Villa				
Toilets	7				
Plot	560 m <sup>2</sup>				
Status	Under construction				
Year of construction	2027				
Furnished	Optional furnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

Luxury 4 Bedroom Villa For Sale In Universal, Paphos (13573)

Discover refined living in this exceptional modern villa located in the sought-after Universal area of Paphos. Currently under construction and scheduled for delivery in May 2027, this home offers a spacious and flexible layout ideal for families or those seeking upscale comfort and privacy.

### Property Overview

Covered Internal Area: 254.07 m<sup>2</sup>

Covered Veranda: 64.61 m<sup>2</sup>

Roof Garden: 38.62 m<sup>2</sup>

Plot Size: 560 m<sup>2</sup>

Delivery Date: May 2027

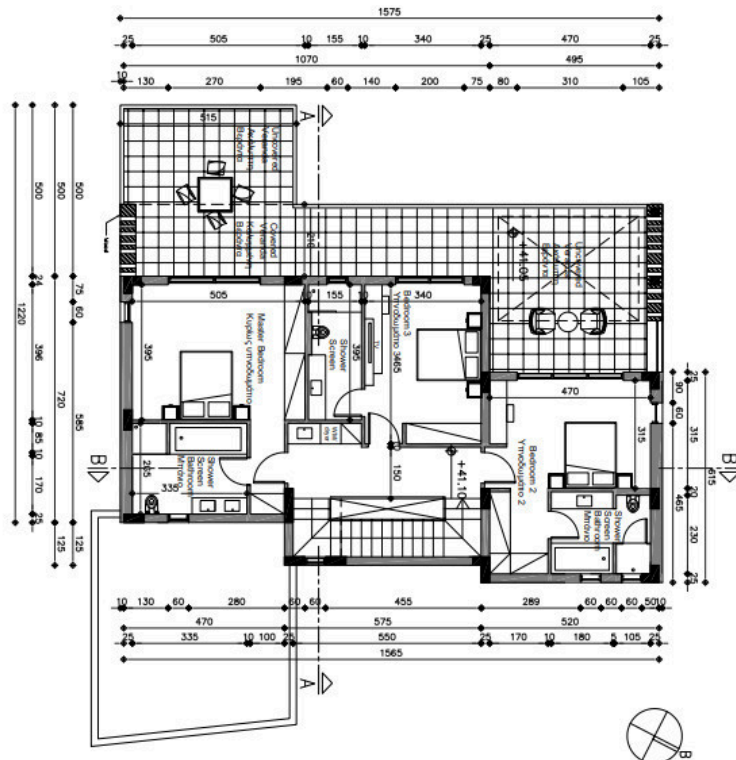
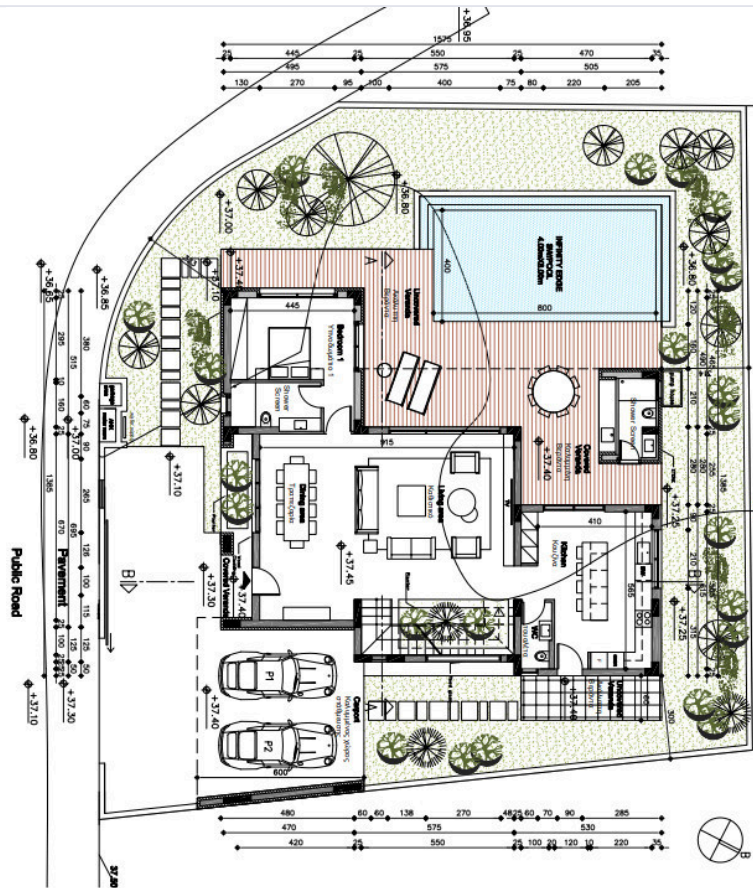
### Key Features

This elegant detached villa combines sophisticated design with practical luxury. With four spacious bedrooms and six contemporary bathrooms, it offers comfort and privacy for every family member or guest. The home also includes a versatile basement, perfect for creating a home cinema, gym, playroom, or additional living space.





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar photovoltaic panels  
(provision)

Gated complex

Parking, Covered

Solar water heater

Heating, Provision

Pool, Private

Storage

## Features

Balcony

City view

Easy access to highway

Entrance gate

Guest WC

Luxury specifications

Near bus route

Pressurized water system

Roof garden

Thermal insulation

Bath

Combined kitchen and dining  
area

Easy access to main roads

Fitted wardrobes

Internal stairs

Modern design

Open plan

Quiet area

Sound insulation

Veranda

Bright

Double glazing

En suite bathroom

Granite countertops

Investment opportunity

Near amenities

Pool view

Rental potential

Spacious rooms

Walking distance to beach

## Distances

Amenities

 500 m

Airport

 19.5 km

Sea

 2 km

Public transport

 550 m

Schools

 800 m


Resort

 3.5 km

## Contact us



**George Sergiou**

 (+357) 94055813

 [info@lextrusrealestate.com](mailto:info@lextrusrealestate.com)

