



#8371

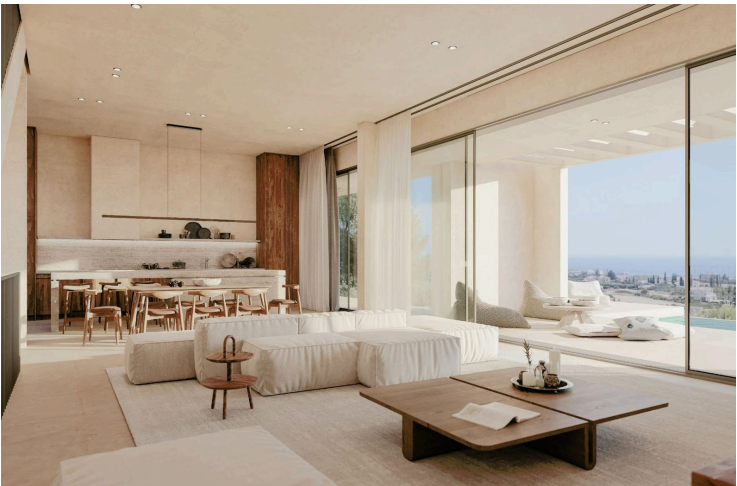
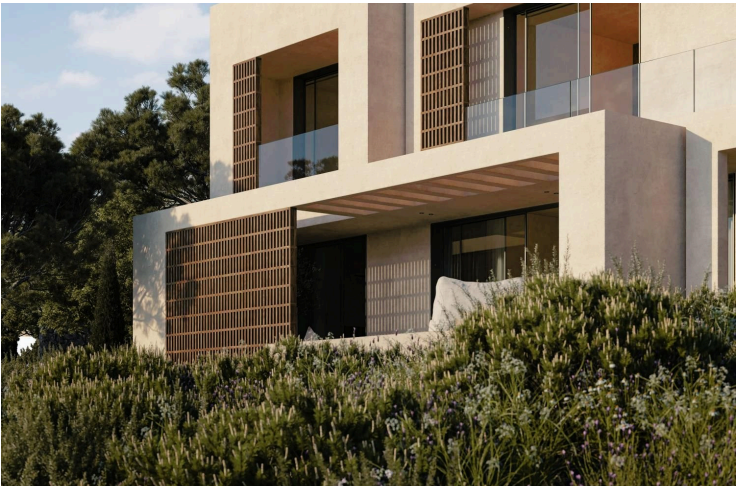
# Exclusive 5-Bedroom Luxury Villa with Unobstructed Sea Views and Private Pool (8371)

📍 Pegeia, Paphos

€2,400,000 +VAT













# Overview

## Specifications

|   |  |   |  |   |  |
|---|--|---|--|---|--|
| Bedrooms  |  | Bathrooms   |  | Covered   |  |
|  5 |  |  4   |  |  248.89 m <sup>2</sup> |  |
| Type  |  | Detached Villa  |  |   |  |
| Toilets   |  | 5   |  |   |  |
| Plot  |  | 1644.5 m <sup>2</sup>   |  |   |  |
| Status  |  | Off plan  |  |   |  |
| Year of construction  |  | 2026  |  |   |  |
| Furnished   |  | Unfurnished   |  |   |  |
| Structure   |  | Concrete  |  |   |  |
| Facade  |  | Concrete  |  |   |  |
| Energy efficiency rating  |  |  A |  |   |  |

## Description

Exclusive 5-Bedroom Luxury Villa with Unobstructed Sea Views and Private Pool (8371)

The development was designed so it would complement and be complemented by the immediate surroundings. The development is at the top of a small canyon with one of the properties accessed via a road that leads down into the canyon to a lower-level plot. The area is mainly scrub, grassland and trees with areas of open cream or white limestone. The development follows the pattern of the landscape in being planted with mature trees and with a garden that blends with the natural vegetation.

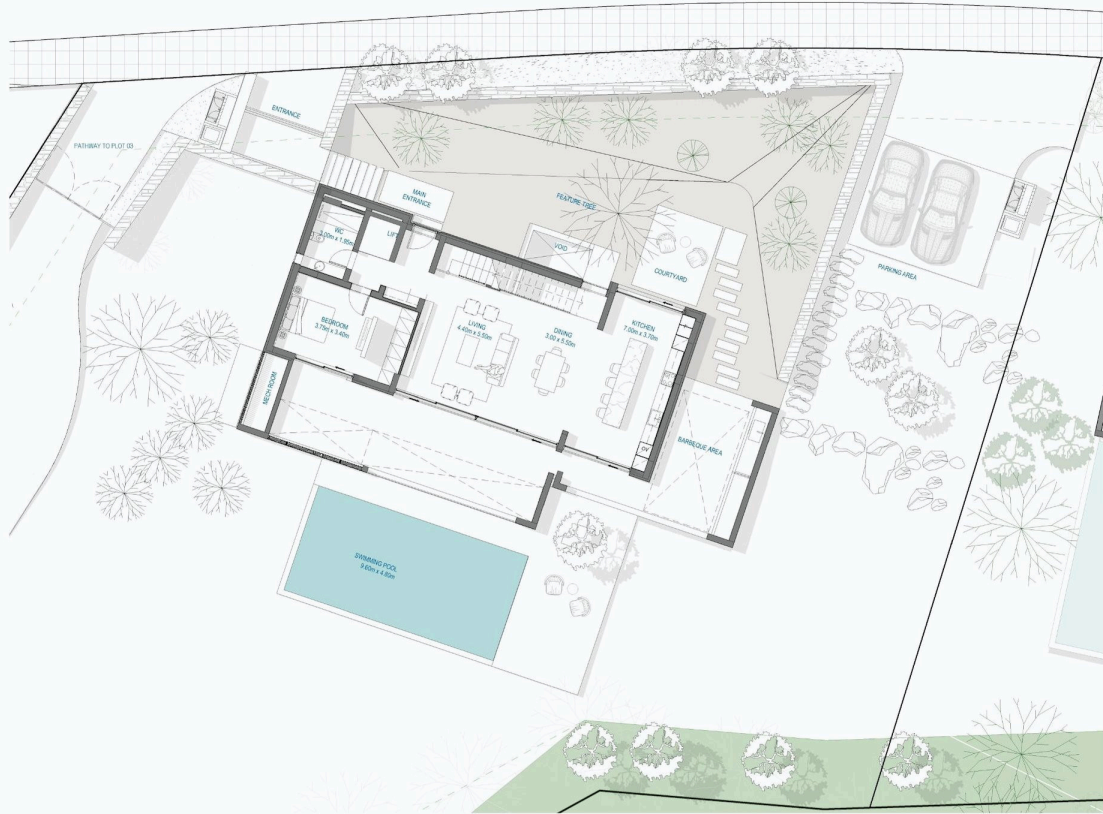
The soft natural colours of the exterior, highlighted and yet softened by the use of terracotta screens and natural wood panelling lead seamlessly into the interior living space transitioned through a spacious outdoor living area. The exterior colour scheme and use of wood is continued inside with soft sand-coloured walls and ceilings highlighted with walnut doors and soft, warm downlighters that are unobtrusive yet effective in producing a homely feel during the winter nights.

Internally, the feeling of luxury is highlighted with travertine marble panels used in the bathrooms and as a headboard for the bedrooms. As well as being a luxurious touch, marble is renowned for its cool touch and helps reduce the temperature as you sleep.

Walnut finish doors are fitted to each room as well as the closets. In places, walnut panelling is added as a feature and adds to the feel of bringing the outside in, mirroring the exterior finishing touches. High quality marble tiles adorn the floor throughout the properties whilst Italian-designed and manufactured ceramic tiles are used above the granite work surfaces in the kitchen, in complementary shades. The kitchen is fitted with high-spec cabinets and electrical



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Pool, Private

Elevator

Outdoor shower

Solar water heater

Heating, Underfloor

Parking, Garage, double

Storage

## Features

Balcony

Bright

Easy access to highway

Garden

Guest WC

Openings in opposite sides

Sea view

Thermal insulation

Veranda, large

Bath

Connected to electric mains

Easy access to main roads

Garden, large

Internal stairs

Pressurized water system

Shower

Veranda

Walk-in closet

Bathroom underfloor heating

Double glazing

En suite shower

Granite countertops

Investment opportunity

Roof garden

Smart home automation

Veranda, back

Walking distance to beach

## Distances

Amenities

 2 km

Airport

 30 km

Sea

 500 m

Public transport

 2 km

Schools

 2 km


Resort

 3 km

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaspyridou@gmail.com

