



#9637

# Modern 3 Bedroom Detached Villa in Mesogi Paphos (9637)

 Mesogi, Paphos

**€530,000** +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 3		 180 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		485 m <sup>2</sup>			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Located in a residential area just 500 meters from the International School of Pafos, these three-bedroom, three-bathroom villas are perfect for permanent living.

Situated within the designated Pafos Educational Area, there are seven schools within a four-minute drive, and Pafos General Hospital is only three minutes away.

The project features 14 exceptionally spacious and stunning villas, each elegantly designed. All villas offer the added benefit of a spacious roof terrace equipped with a roof bar, perfect for enjoying the Cypriot outdoor lifestyle and maximizing the surrounding views.

The price includes an alarm system, security cameras, an intercom and a 3kW photovoltaic system, with provisions for an electric car charger. The project also provides the option for added swimming pools.

OPTIONAL SWIMMING POOL AND PATIO EXTENSION : EUR 30,000 + VAT FOR 4 X 8 M

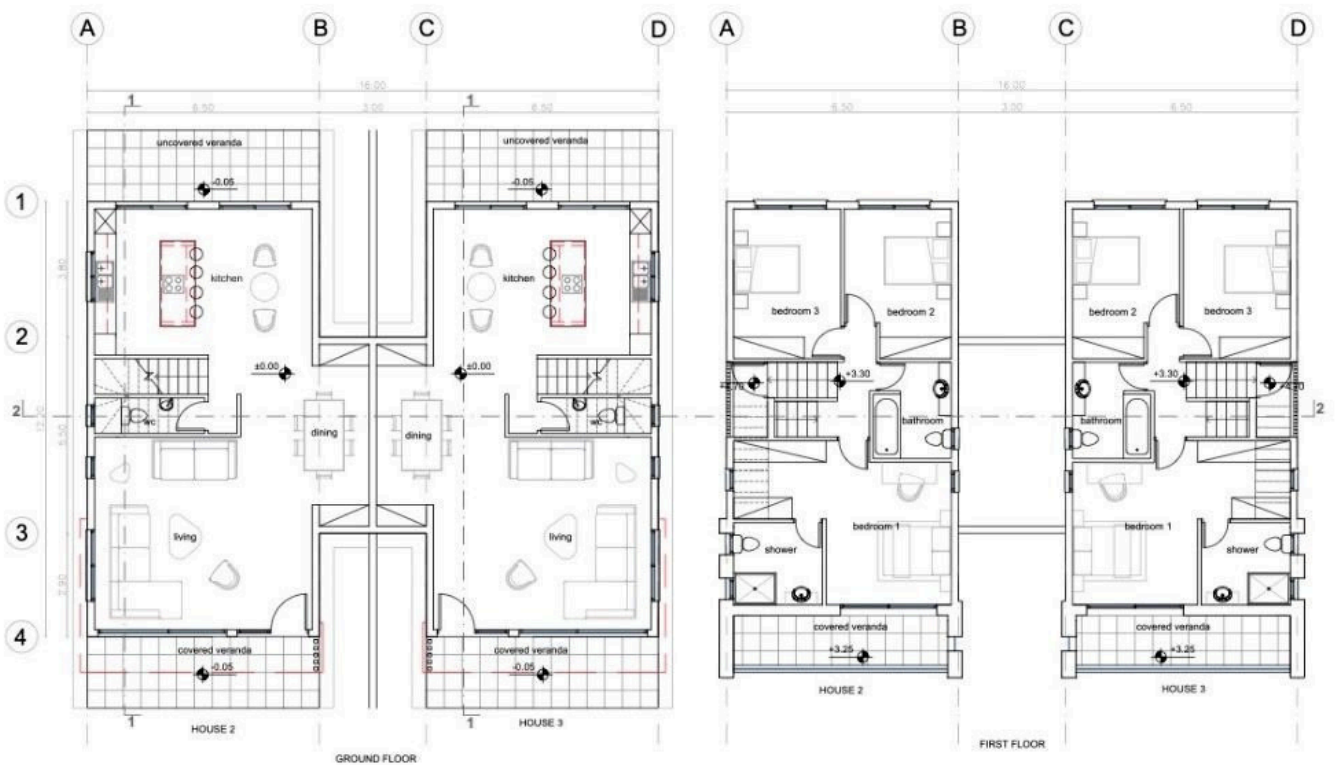
OPTIONAL ROOF GARDEN : EUR 35,000 + VAT

OPTIONAL LANDSCAPING: EUR 5,000 + VAT

COMPLETION DATE: 18 MONTHS FROM CONTRACT SIGNING



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar photovoltaic panels  
(provision)

Gated complex

Parking, Covered

Solar water heater

Heating, Provision

Pool, Optional

Storage

## Features

Alarm system

Bright

Double glazing

Electric car charger (provision)

Fitted wardrobes

Granite countertops

Modern design

Quiet area

Thermal insulation

Alarm system (provision)

Combined kitchen and dining  
area

Easy access to main roads

Entrance gate

Garden

Investment opportunity

Open plan

Rental potential

Veranda

Barbeque

Connected to electric mains

Electric car charger

Entrance gate, automated

Garden, large

Luxury specifications

Pressurized water system

Roof garden

Veranda, large

## Distances

Amenities

 300 m

Airport

 17 km

Sea

 6.3 km

Public transport

 300 m


Schools

 500 m

## Contact us



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