

# High End Luxury Villa in Paphos

Paphos, Peyia



Price: 1,150,000 €

## Specific details

Ads number	6606
Property status	Development
Bedrooms	4
Bathrooms	4
Covered (m <sup>2</sup> )	195 m <sup>2</sup>
Plot	550 m <sup>2</sup>
Key Features	Air Conditioners, Pool, Heating



## Description

This 4 bedroom villa is located in the lower Peyia area of Paphos, offering a convenient and highly desirable setting for comfortable living. The property is just a 5-minute drive from the sandy beaches of Coral Bay and the private TLC school, making it an excellent choice for families, permanent residence, a holiday home or investment. Lower Peyia is appreciated for its easy access to the coast, local amenities and the wider Paphos area, while still offering a peaceful residential environment. Projects combines contemporary architecture with high-performance living and a strong focus on comfort. Designed across two levels, the residences offer private bedroom areas, flexible living spaces and rooms that can be adapted as lounges, relaxation areas or home offices. One of the key features of the design is the partially below-ground lower level, which provides direct access to the bedrooms and garden areas while naturally helping to maintain stable indoor temperatures throughout the year. The architecture is defined by a refined combination of concrete, natural stone, aluminium, premium finishes and a warm wooden façade. Covered entrance areas protect the wooden elements and create a welcoming first impression on arrival. Low-maintenance exterior materials have been carefully selected for long-term durability, helping to reduce future upkeep while preserving the property's clean and modern appearance. Inside, concealed bathroom mechanisms, modern kitchen provisions, advanced aluminium systems, hidden floor tracks and integrated drainage contribute to a sleek, functional and well-planned living environment. Energy efficiency is central to the residence, with a high-capacity photovoltaic system, LG VRV climate control, underfloor heating and future-ready provisions for battery storage, pool heating and system expansion. Security and sustainability are further enhanced through alarm and CCTV systems, electric entrance gates, an EV charging station, a dual-layer waterproof roof system and biological water recycling for garden irrigation. Each villa includes special features such as a VRV system, underfloor heating, electric gate, alarm system, CCTV, EV charging station and a 10.1 kW photovoltaic system. The project includes a selection of 3- and 4-bedroom villas with 3 or 4 bathrooms, plot sizes from 315 m<sup>2</sup> to 765 m<sup>2</sup>, total internal areas from 167 m<sup>2</sup> to 234 m<sup>2</sup>, and private pools ranging from 3.25...