



For Sale, House, Mansion/Villa, Paphos, Pegeia, 212m², 593m²

(V01), RIZZA GARDENS VILLA, KAMINIA (Zalatzion Str.), PEGEIA, AKAMAS, PAPHOS

For Sale : **€ 780,000**

Description

For Sale Luxury Villa Of 4 Bedrooms and Private Pool In Pegeia, Paphos

Strategic Land Investment in Pegeia

Experience an exceptional and highly practical residential opportunity with this luxury 4-bedroom detached villa, strategically located in the high-potential and world-renowned coastal district of Pegeia, Paphos. This property represents a top-tier investment proposal, offering a solid, autonomous, and highly functional asset for contemporary elite living or premium holiday residency. Designed for families or high-net-worth individuals who demand the perfect balance of serene Mediterranean privacy and seamless access to world-class coastal resorts, the estate stands as an independent monument of comfort. Its strategic position ensures a smooth daily routine, making it a secure choice in one of the region's most exclusive, established, and well-connected premium residential communities.

Development Potential & High-Value Architectural Features

The property features a grand, exceptionally comfortable, and highly efficient living space, meticulously designed to meet rigorous contemporary specifications across multiple levels. Spanning an expansive layout, the villa hosts four principal bedrooms, four full bathrooms, a substantial basement, and a private storage space. Elevating its functional layout, the estate incorporates two additional multi-use rooms perfectly suited for conversion into a private office, gym, additional bedroom, specialized storeroom, or custom wine cellar. The architectural design seamlessly connects spacious covered and uncovered verandas with a spectacular private swimming pool and a beautifully landscaped private garden. Fully equipped for sustainable lifestyle practicality, the villa features high-performance double glazing, an advanced high-pressure water system, dedicated parking facilities, and a state-of-the-art photovoltaic solar panel system for maximum energy autonomy and reduced operational expenses.

Extensive Property Features

Property Type: Luxury Detached Villa

Location: Pegeia, Paphos

Bedrooms: 4 Principal Bedrooms

Bathrooms: 4 Full Bathrooms

Multi-Use Spaces: 2 Additional Rooms (Ideal for Office, Gym, Bedroom, Storeroom, or Wine Cellar)

Basement: Large Multi-use Basement Area Included

Energy Systems: Advanced Photovoltaics Installed for maximum energy efficiency

Climate & Comfort: Double Glazing throughout and full layout provisions

Special Amenities: Private Swimming Pool, Landscaped Garden, and Dedicated Parking Area

Water System: High-Pressure Water System Equipped

Verandas: Spacious Covered and Uncovered Verandas

Storage: Private Storage Space

Suitable For: Ideal for corporate executives, growing families, or investors seeking an autonomous, premium, and sustainable luxury estate

Nearby Landmarks & Amenities

In a convenient location for a vibrant coastal routine in the Pegeia and Coral Bay region, the property is supported by essential regional infrastructure and landmarks.

Coral Bay Beach is a world-renowned premium blue-flag coastal landmark situated within the immediate area.

Pegeia Village Center is a traditional cultural and social landmark providing authentic taverns and community facilities.

The Edro III Shipwreck is a historically significant and unique coastal landmark located a short drive away.

The Sea Caves (Thalassines Spilies) is a major natural and environmental landmark renowned for its breathtaking scenery.

Akamas Peninsula National Park is a premier national reserve featuring extensive walking trails and pristine natural beauty nearby.

Pegeia Municipal Hall is a central local civic and administrative destination situated in the heart of the community.

Coral Bay Commercial Avenue is a primary commercial artery providing extensive supermarkets, pharmacies, retail shops, and cafes.

Paphos Marina Area is a high-profile maritime and hospitality landmark accessible within the regional transport network.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **House**

Status: **Available**

Unit Number: **V01**

[Website](#)



Main Features

Property Subtype: **Mansion/Villa**
Bathrooms: **4**
Covered Parking: **2**

Construction Stage: **Unfinished**
Kitchen Type: **Open Plan**

Bedrooms: **4**
Furnished: **Unfurnished**

Area

Covered Verandas: **24m²**
Plot Area: **593m²**

Uncovered Verandas: **73m²**

Covered Area: **212m²**

Further Details

Private Swimming Pool, Storage Space, Water, Electricity, Air Condition, Sea View



Gallery

