

### ABOUT THE PROPERTY

Luxury villa located in the popular residential area of Universal in Paphos.

Only a few minutes away from the beach and city center, situated in a peaceful neighbourhood, this prestigious home features spacious living areas, outdoor spaces and a roof garden.

The villa can be delivered within 6 months from signing of the contracts with a personalized choice of finishes.

### SPECIFICATIONS

- Two bedrooms with en-suite showers and walk-in wardrobes
- Two bedrooms with a shared bathroom
- Guest toilet
- Large roof garden with internal staircase
- Bright and spacious open or closed plan kitchen, living and dining area connecting to the outside pool/garden area through floor-to-ceiling windows
- Energy saving features offering maximum thermal insulation and sound proofing

### OPTIONAL EXTRAS

- Private swimming pool
- Fifth bedroom on the roof garden



BEDROOMS & BATHROOMS	COVERED AREAS (m <sup>2</sup> )			ROOF GARDEN (m <sup>2</sup> )	PLOT SIZE (m <sup>2</sup> )
	INSIDE	OUTSIDE	TOTAL		
4 bedrooms 3 bathrooms 1 guest toilet	210	40	250	65	340