



Three bedroom detached villa.  
Peyia, Paphos

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Welcome to Villa Ann, a stunning three-bedroom detached villa nestled in the idyllic village of Peyia. Offering the perfect blend of modern luxury and Mediterranean charm, this property is designed for those seeking elegance, comfort, and relaxation.

**Key Features:**

**Brand-New Top-of-the-Line Kitchen:** Featuring sleek, contemporary design, the newly installed kitchen is equipped with BOSCH appliances for all your culinary needs. The kitchen also includes Alexa-controlled under-countertop lighting, allowing you to set the perfect ambiance with a simple voice command.

**Three Double Bedrooms:** Spacious and airy, with large

windows that invite in natural light. One of the bedrooms includes an en-suite bathroom for added comfort.

**Upstairs Lounge and Kitchen:** The upper floor boasts a stylish, open-plan lounge and dining area, providing an ideal setting for both family gatherings and relaxed evenings.

**Private Pool:** Enjoy your own heated private pool, set amid beautiful surroundings, offering the ultimate retreat for relaxation and entertainment.

**Extensive Grounds:** The villa is set on expansive, well-manicured grounds, perfect for outdoor activities or simply enjoying the Mediterranean climate





### **Modern, Energy-Efficient Upgrades**

State-of-the-Art Inverter Air Conditioning: Energy-efficient units installed throughout the home, keeping you cool while saving on energy costs.

7.3kW Solar Power System: Newly installed to harness the power of the sun, providing sustainable energy and reducing your electricity bills.

Heated Pool: Enjoy a longer swimming season with the newly installed pool heater.

### **Luxury Appliances & Smart Home Features**

Integrated Bosch Appliances: Premium Bosch appliances designed for style, functionality, and efficiency.

### **High-Speed Connectivity & Security**

2GB Fibre Internet: Stay connected with ultra-fast internet available for all your streaming, gaming, and remote working needs.

Mesh Wi-Fi: Seamless, high-speed Wi-Fi coverage throughout the home and outdoor areas.

Ring Security System: Stay secure with the Ring alarm system, doorbell camera, and advanced Swann CCTV surveillance.

### **Comfort & Outdoor Living**

Outdoor Lighting: Beautifully designed lighting enhances the ambiance of the outdoor spaces.



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Call: +357 26 804500



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