

Morea

RESIDENCE

Coral bay

ENDLESS SUMMER

Living in Paphos means enjoying a sunny Mediterranean climate all year round. Pegeia offers peaceful surroundings, green areas and nature reserves. It's an ideal spot for those who value quality of life with authentic Cypriot vibes.



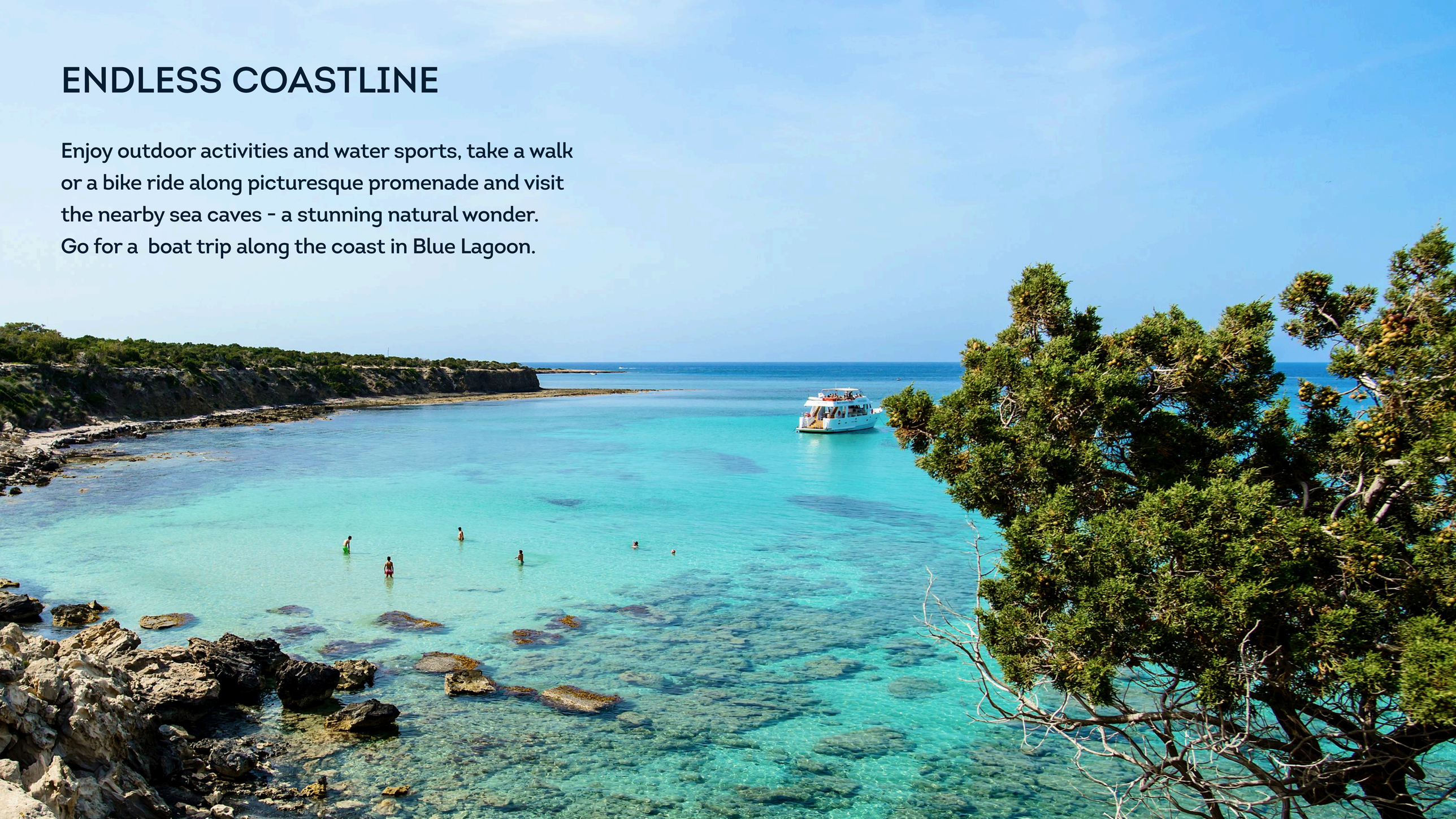
ENDLESS POSSIBILITIES

If you’re looking for more to do, Coral Bay and Pegeia provide a variety of options. Explore local tavernas with Greek music, haute cuisine restaurants, popular and lively bars.



ENDLESS COASTLINE

Enjoy outdoor activities and water sports, take a walk or a bike ride along picturesque promenade and visit the nearby sea caves - a stunning natural wonder. Go for a boat trip along the coast in Blue Lagoon.





Be sure to explore Akamas National Park, a protected nature reserve ideal for hiking and off-road adventures.




Morea
RESIDENCE
Coral bay
Blue Lagoon
Akamas Nature Reserve Park
Lara Beach
Avakas Natural Trail
Coral Bay Beach
Paphos
Paphos International Airport
Polis
Latchi
Pegeia
Troodos Mountains
Limassol
Nicosia
Larnaca
Larnaca International Airport
Ayia Napa
N


Coral Bay

CONVENIENTLY LOCATED

Just 10 minutes away by car from all your daily needs.

AKAMAS

LETO'S Family Park by INEX

INEX Lounge

Palisandro Hills by INEX

PEGEIA

Morea
RESIDENCE
Coral bay



PAPHOS

LIFESTYLE

- Food
- Education
- Shopping

ACTIVITIES

- Archeological site
- Beaches
- Entertainment

WELLBEING

- Medicine
- Park and Garden
- Sport


Phillipos Supermarket 7 min.
Coralia Beach 12 min.
Shops & Restaurants 5 min.
Coral Bay Beach 3 min.
Bank 7 min.
Morea
RESIDENCE
Promenade 2 min.
Kids Area 3 min.

EASY ACCESS ON FOOT

- Coral Bay Beach – 3 min. walk
- Coralia Beach – 12 min. walk
- Morning Coffee – 2 min. walk
- Supermarket – 3 min. walk
- Restaurants & Lunch Spots – 5-10 min. walk
- Pharmacy, Bakery, Everyday Shops – 4 min. walk



WELCOME TO MOREA

A private residential resort of coastal villas. Designed
for Mediterranean holiday living - all year round.
Two to six bedroom villas - choose the layout that fits your life.



It’s classical architecture paired with modern technologies and a Mediterranean lifestyle. Located in beautiful Coral Bay. Just a 3 min walk from the beach, Morea is designed to provide a unique blend of timeless design and premium service.



LIFE, SIMPLIFIED

It’s a gated community that offers privacy, security and an effortless living experience with on-site services and a clubhouse. Perfect for year-round permanent residence or as a holiday home.





THE BEST OF BOTH WORLDS

Classic Mediterranean villas designed for living life your way. Whether it’s a short retreat or a long-term investment, Morea gives you the freedom to relax, invest and experience life by the sea.

Additional amenities include a sauna, two swimming pools, a children’s playground, a clubhouse with a comfortable lounge and social space, a kids’ lawn right next to the pool, a shaded lounge area by the water, a yoga terrace with sea views, a workout zone and table tennis.





RIVER POOL

The 40-meter river-style pool is ideal for a morning swim, while children can enjoy their own pool.





DESIGN WITH AN ATTITUDE

Natural stone, warm wood, and clean lines define the villas at Morea. The architecture is modern with a touch of Mediterranean tradition, designed to fit into the landscape and respect the history of the area.





The facades combine natural stone with wooden details on balconies and terraces, matching the surroundings. Inside, oak parquet flooring in the bedrooms, soft pastel tones, and plenty of wood create a warm and timeless feel.

Built to last, Morea combines classic design with the latest engineering and smart home technology for modern comfort.

PERFECT SELECTION OF VILLAS

Morea offers a carefully chosen collection of villas, each positioned to make the most of its views and the amenities of the complex.

With optimal plot sizes and generous spaces for community leisure facilities, Morea is designed for both comfort and long-term value.

From cozy two-bedroom villas to spacious six-bedroom homes, the range is designed to meet your lifestyle, both now and in the years to come.





MASTER PLAN

40m Riverlike pool

11 private pools

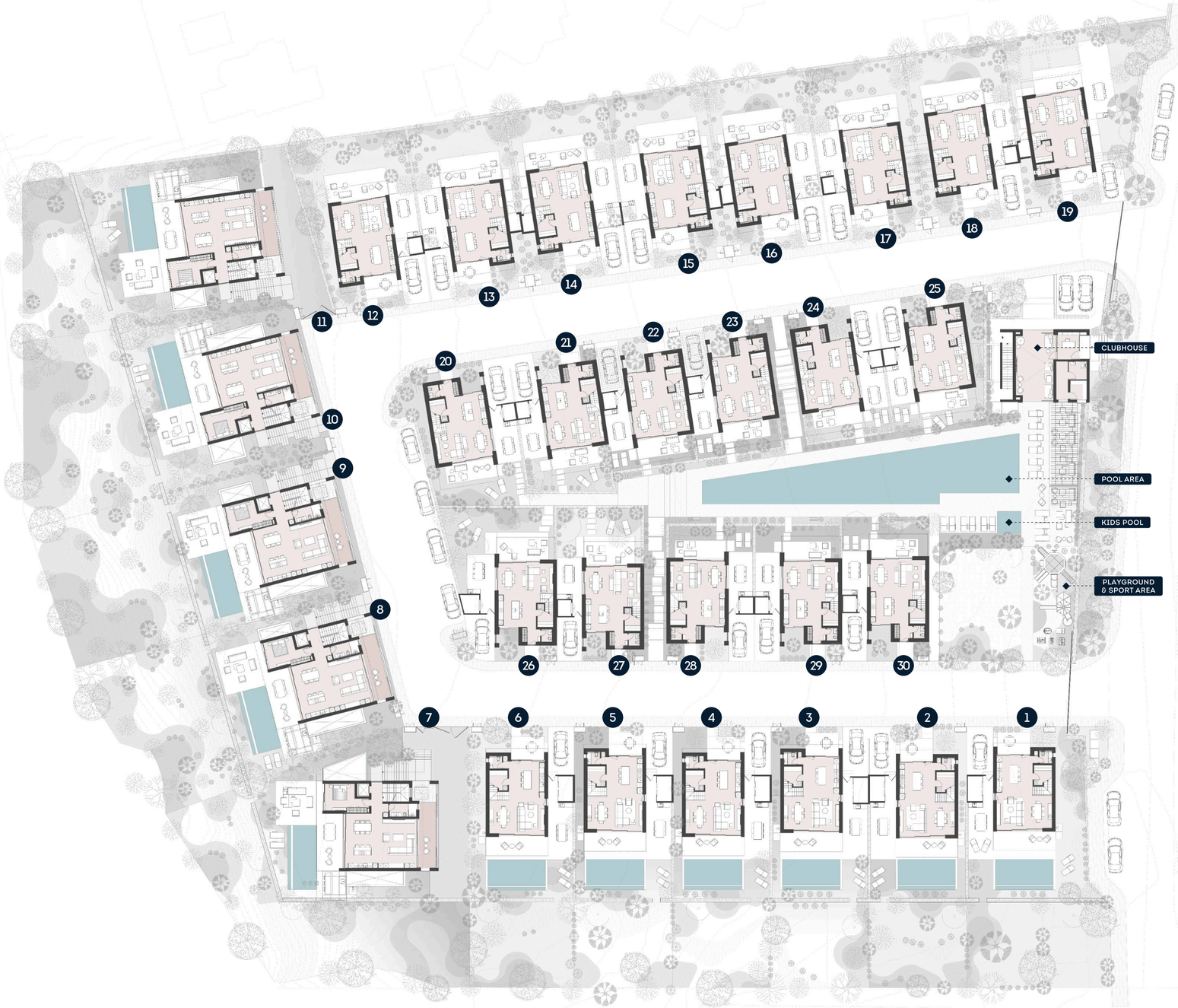
Club house with BBQ area, sport activities

Kids pool with playground area

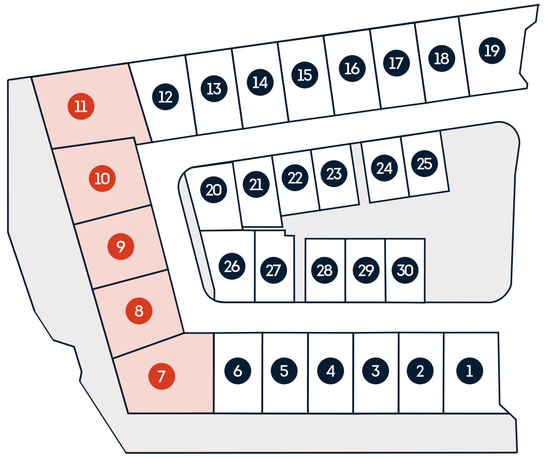
3 min to Coral Bay Beach

Gated area 24/7 CCTV

Lifts in master-villas



MASTER PLAN

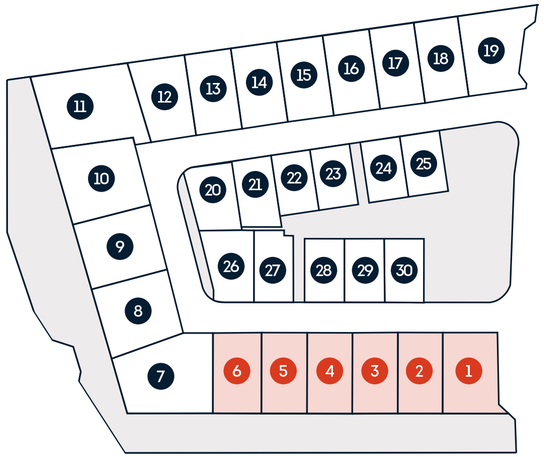


VILLA A

Total covered area - 426 m²

6 Bedrooms

4 Bathrooms

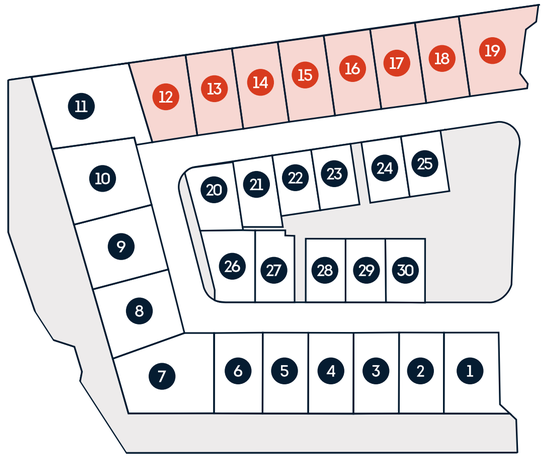


VILLA B1

Total covered area - 201 m²

3 Bedrooms

3 Bathrooms

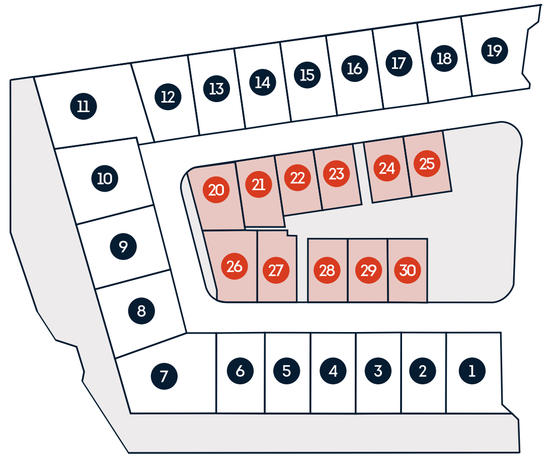


VILLA B

Total covered area - 197 m²

3 Bedrooms

3 Bathrooms



VILLA C

Total covered area - 171 m²

2 Bedrooms

3 Bathrooms

GRAND RESIDENCES

For those seeking something truly special, the six-bedroom villas offer three levels of spacious living with a lift, complete with an infinity pool, landscaped garden and a large garage.

There’s plenty of room for a home office or cinema, and the private poolside barbecue area makes it ideal for hosting and relaxing.

Designed for privacy and ultimate comfort, these villas are the perfect blend of premium living.



VILLA A



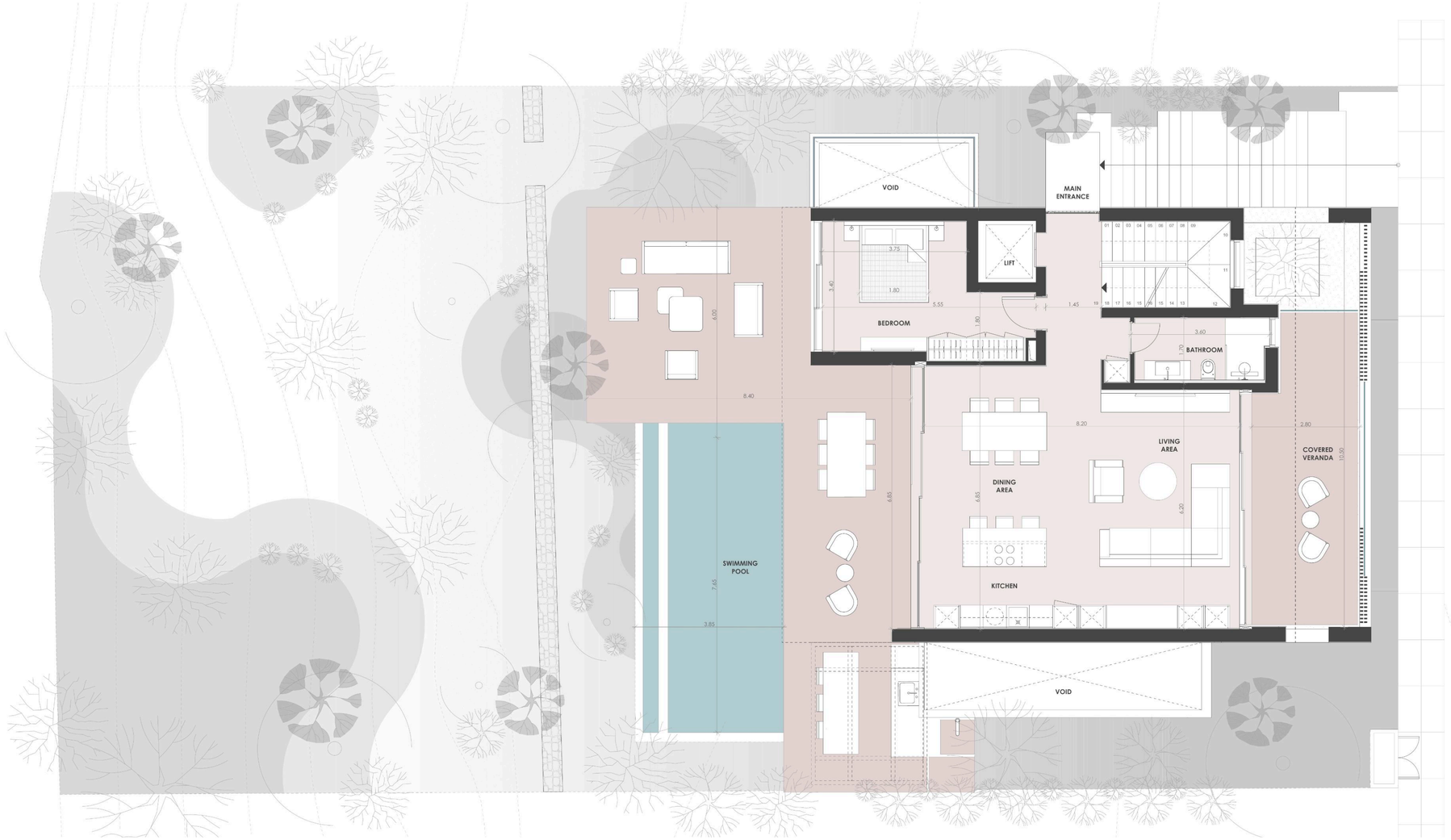




VILLA A

6 bedrooms

591 m²



Total area	591 m²

Ground floor

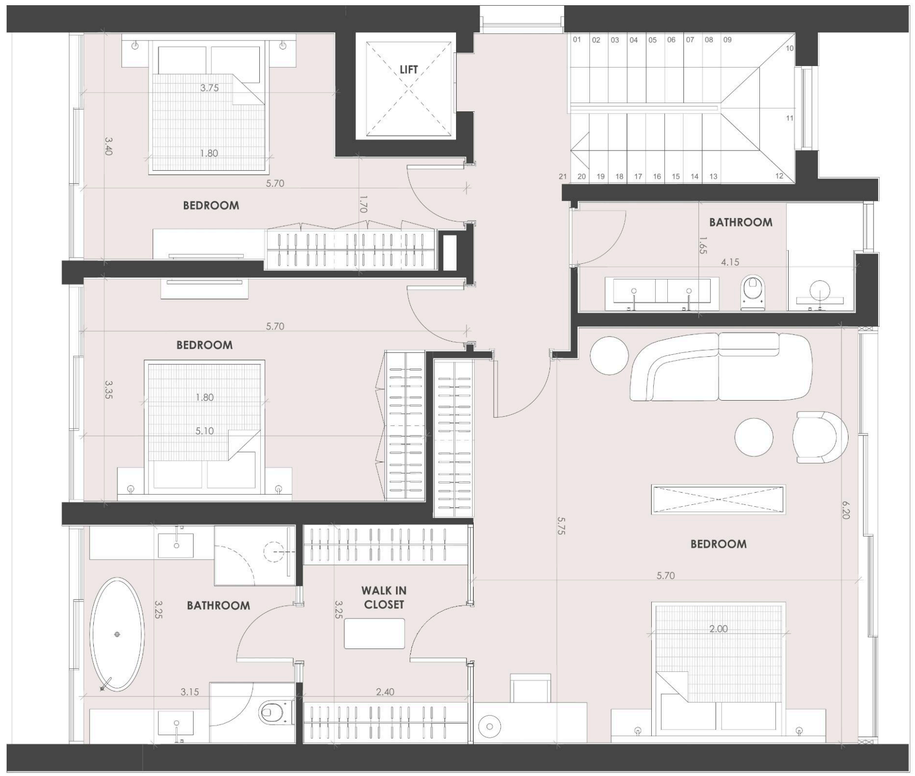
VILLAS 8, 9

VILLA A

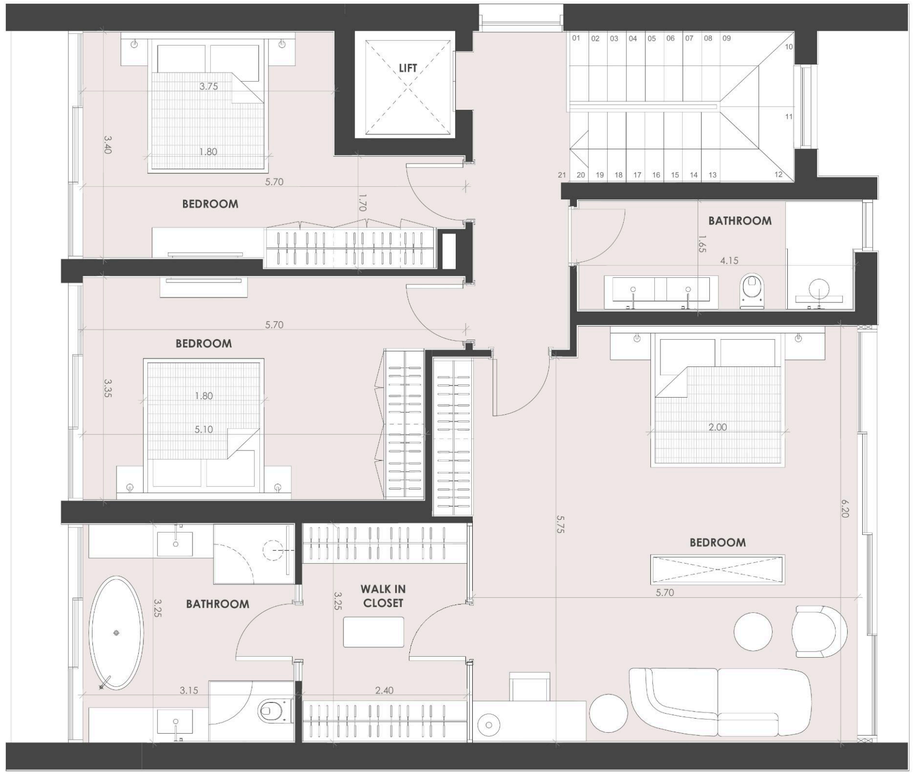
6 bedrooms

591 m²

Total area	591 m²



1st floor | Option 1



1st floor | Option 2

VILLAS 7, 8, 9

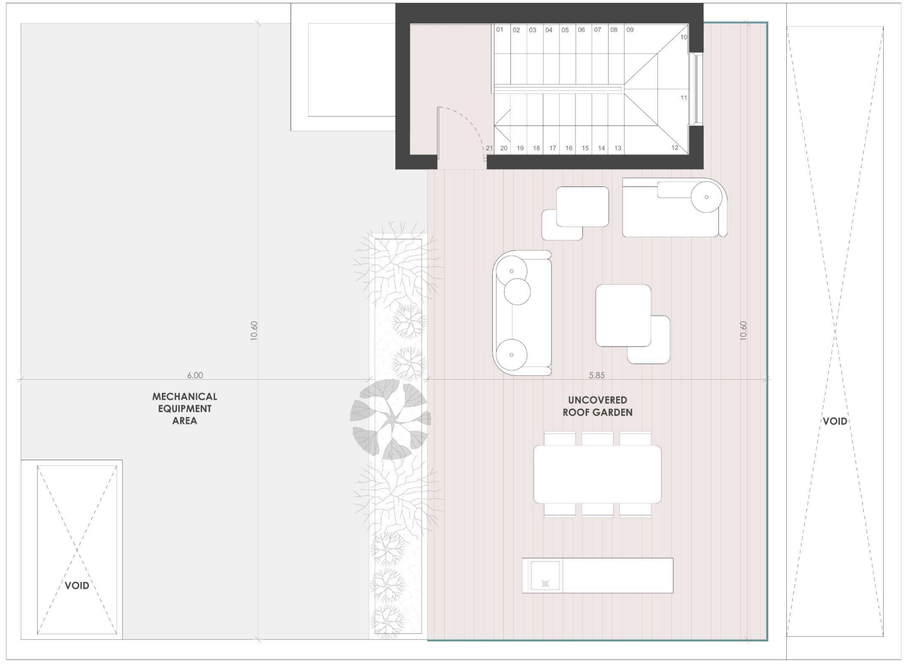
VILLA A

6 bedrooms

591 m²

Total area	591 m²





Basement floor

Roof

VILLAS 7, 8, 9

VILLA A

6 bedrooms

591 m²

Total area	591 m²



Ground floor

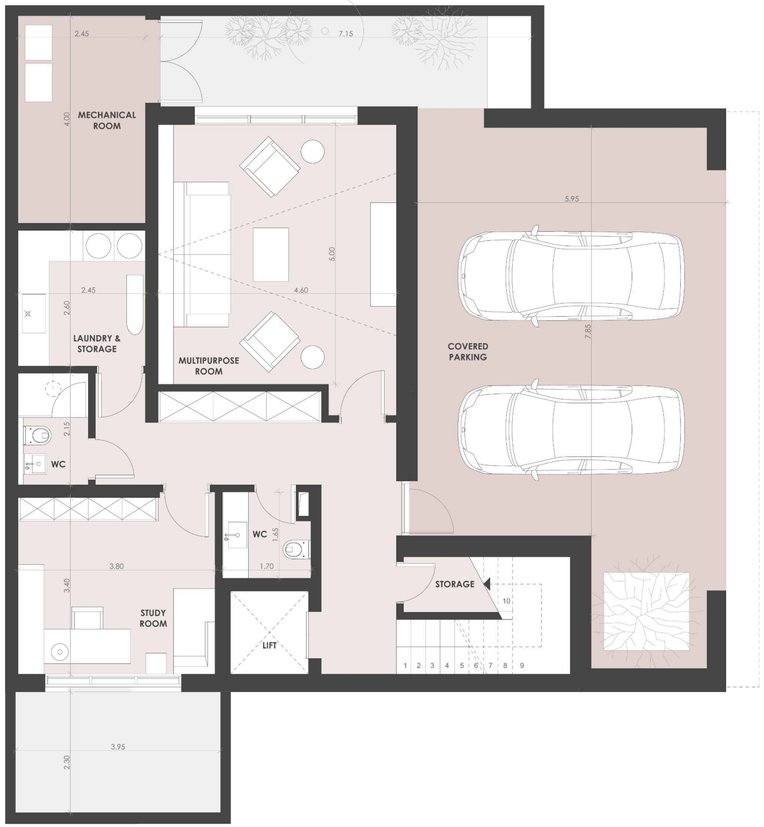
VILLAS 10, 11

VILLA A

6 bedrooms

591 m²

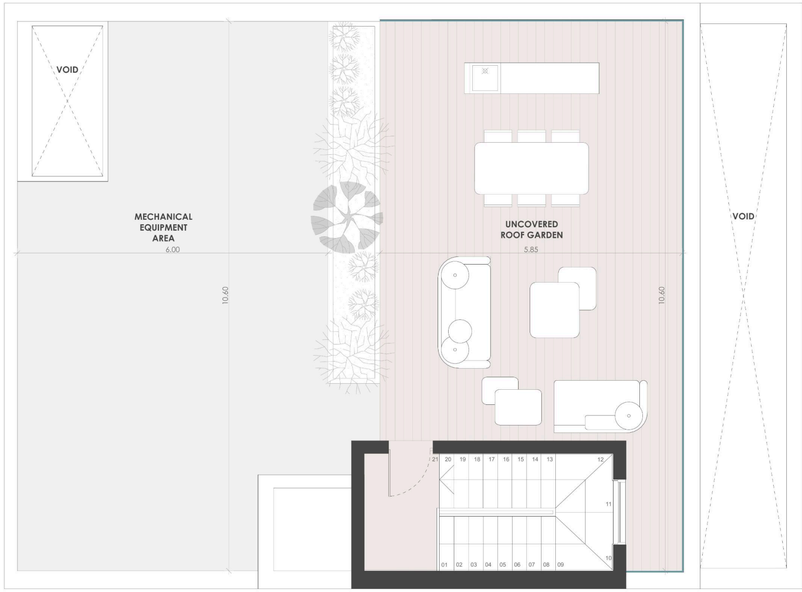
Total area	591 m²



Basement floor



1st floor



Roof

VILLAS 10, 11






ART
TOM FORD
TOM FORD 002
VANITY FAIR 100 YEARS







SPACIOUS LIVING

The three-bedroom villas offer a bit more space, with options for a private pool or a charming courtyard. These villas are ideal for those looking for personal comfort.

Whether you’re after a larger outdoor area, a spa space, a private pool, or a garden with trees, the three-bedroom villas provide plenty of flexibility.



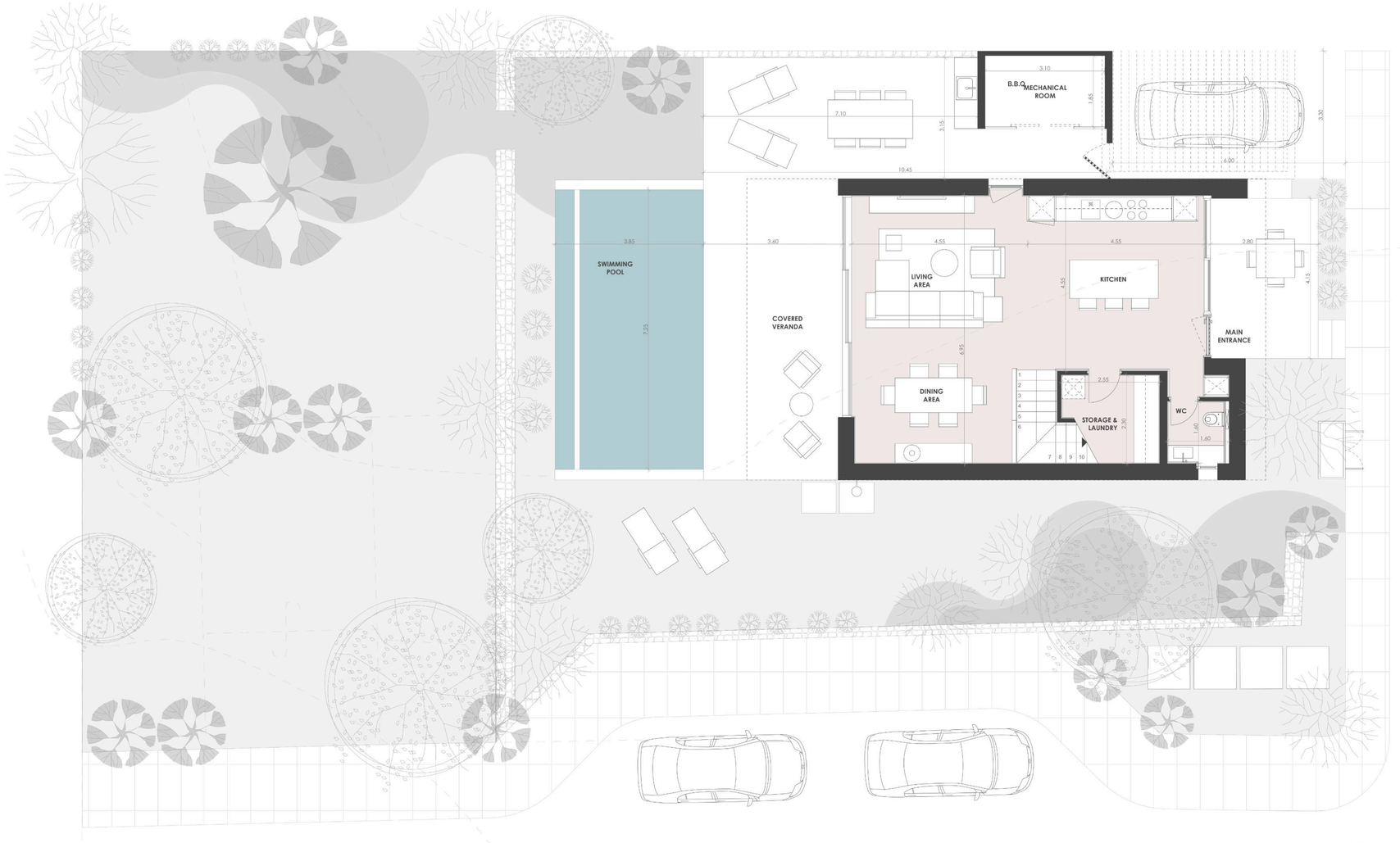
VILLA B1



VILLA B1

3 bedrooms

234 m²



Total area	234 m²

N

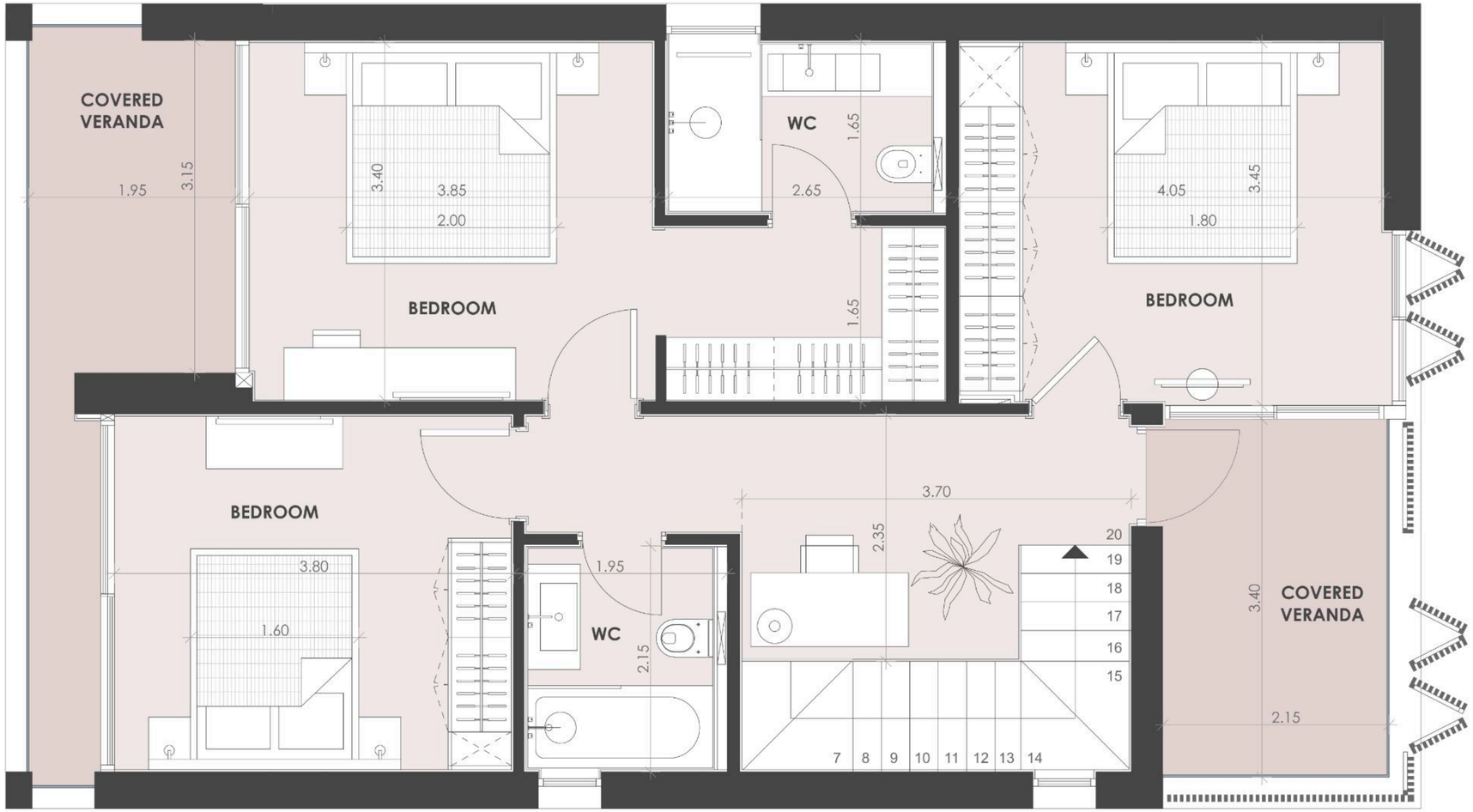
Ground floor

VILLA 2

VILLA B1

3 bedrooms

234 m²



Total area	234 m²

N

1st floor

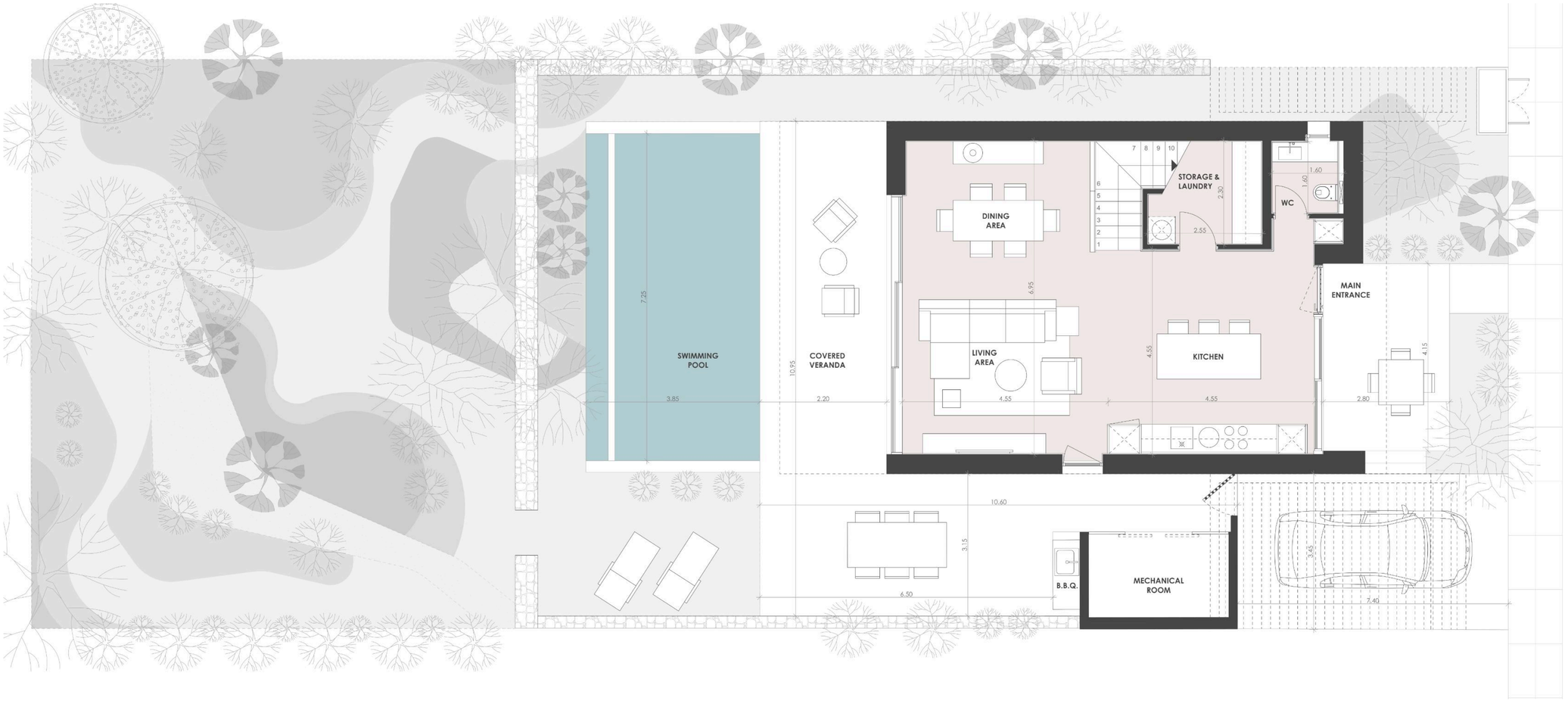
VILLA 2

VILLA B1

3 bedrooms

234 m²

Total area	234 m²



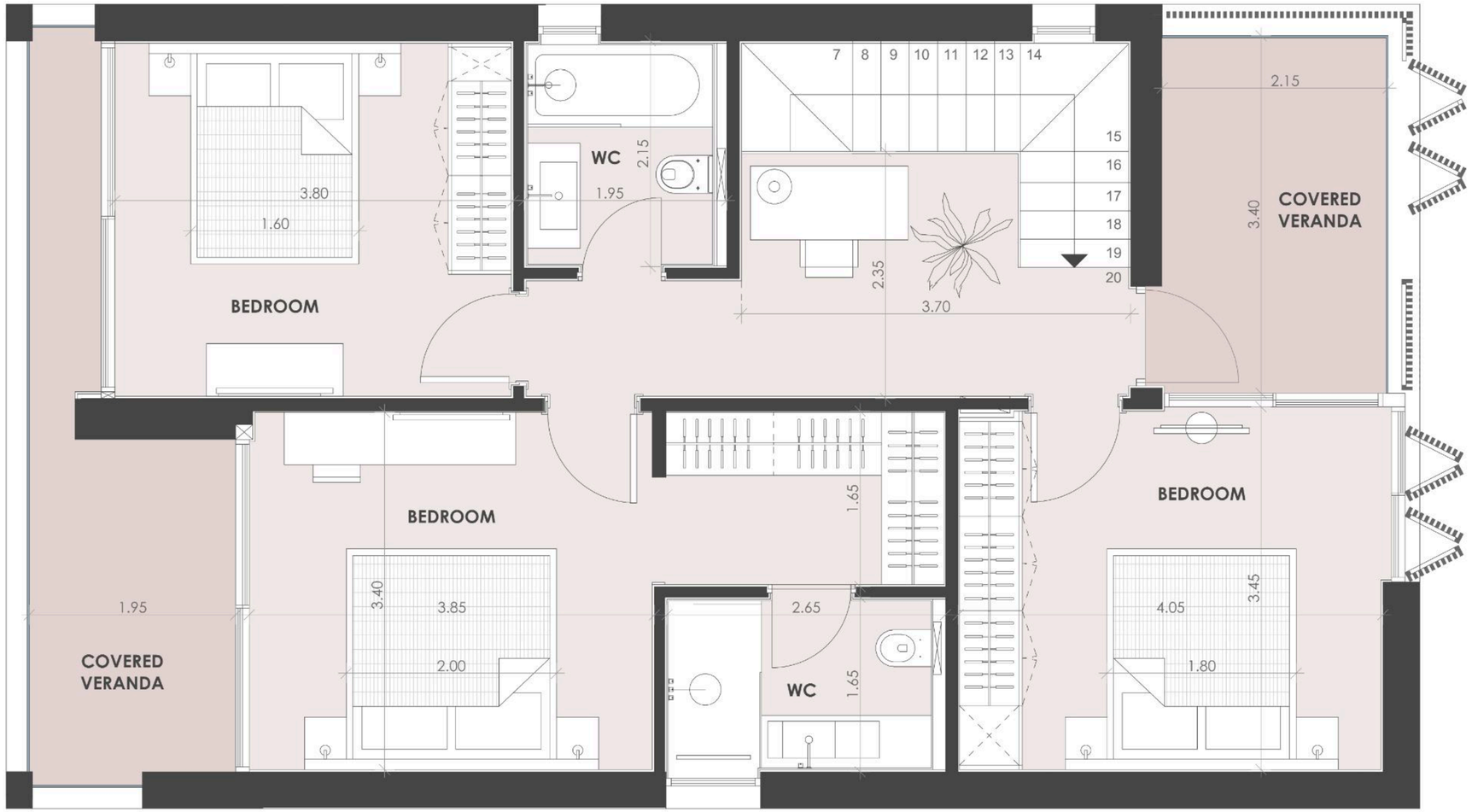
Ground floor

VILLA 6

VILLA B1

3 bedrooms

234 m²



Total area	234 m²

N

1st floor

VILLA 6









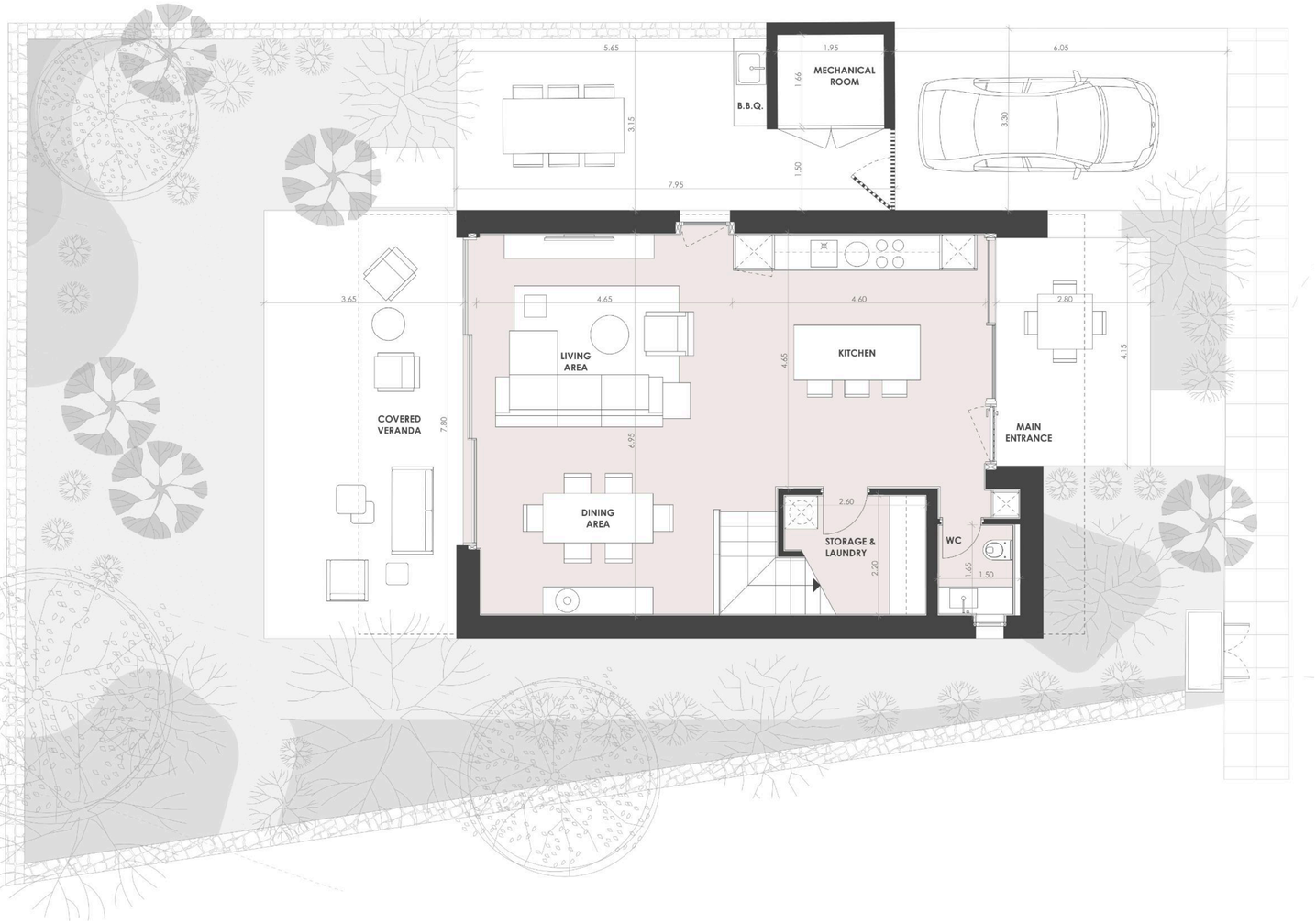
VILLA B



VILLA B

3 bedrooms

256 m²



Total area	256 m²

N

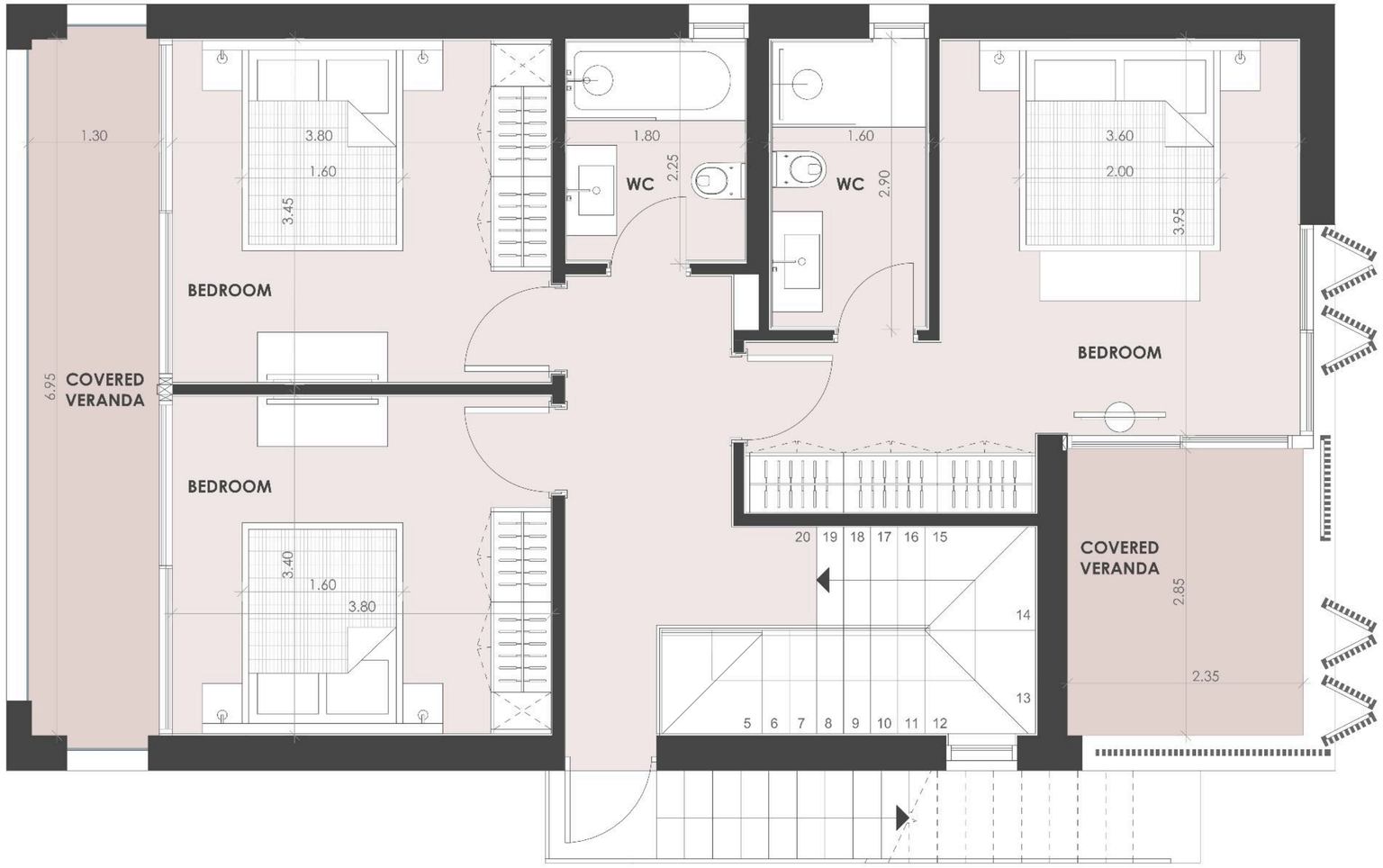
Ground floor

VILLAS 12, 14, 16, 18, 19

VILLA B

3 bedrooms

256 m²



Total area	256 m²

N

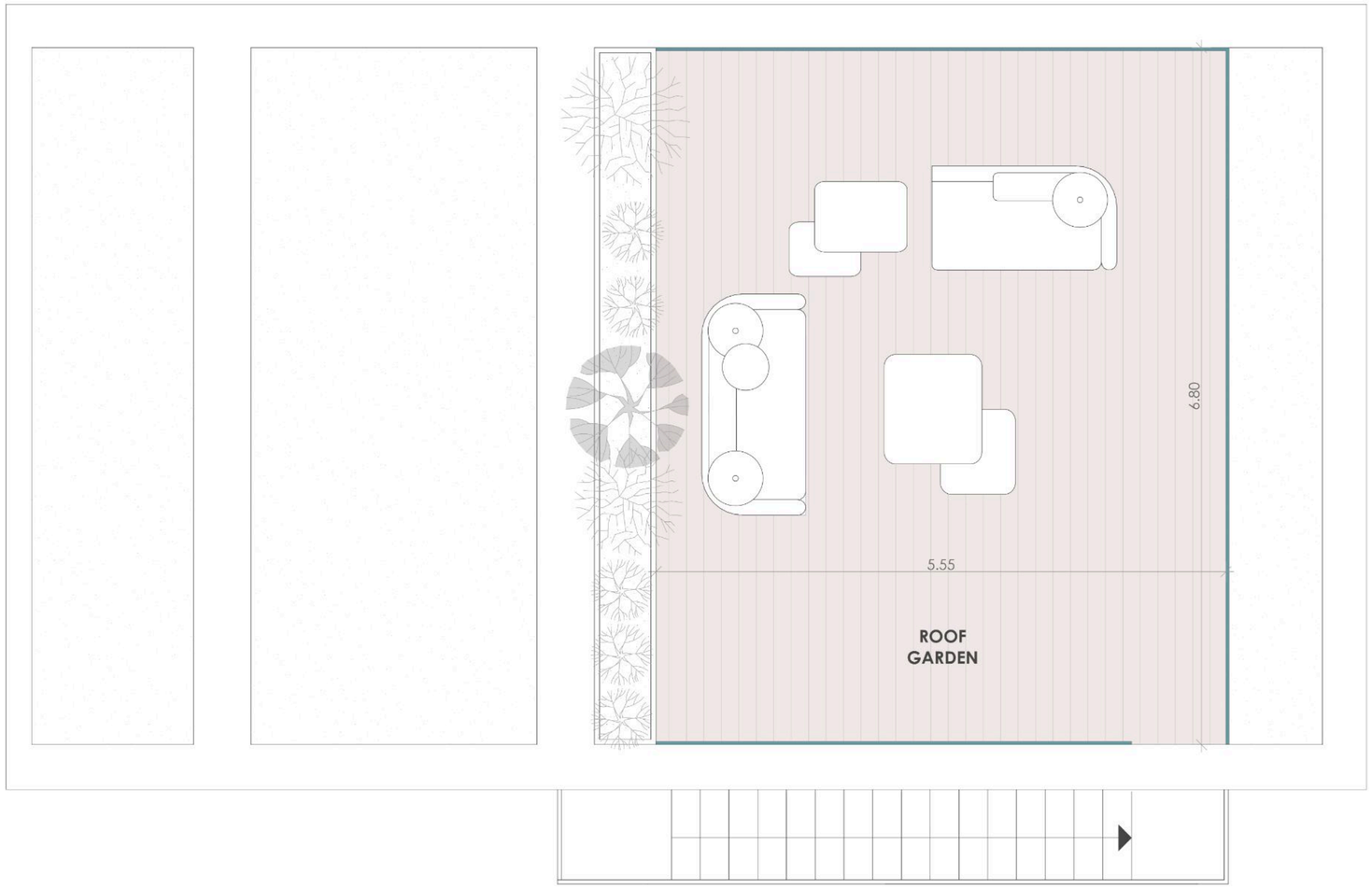
1st floor

VILLAS 12, 14, 16, 18, 19

VILLA B

3 bedrooms

256 m²



Total area	256 m²

N

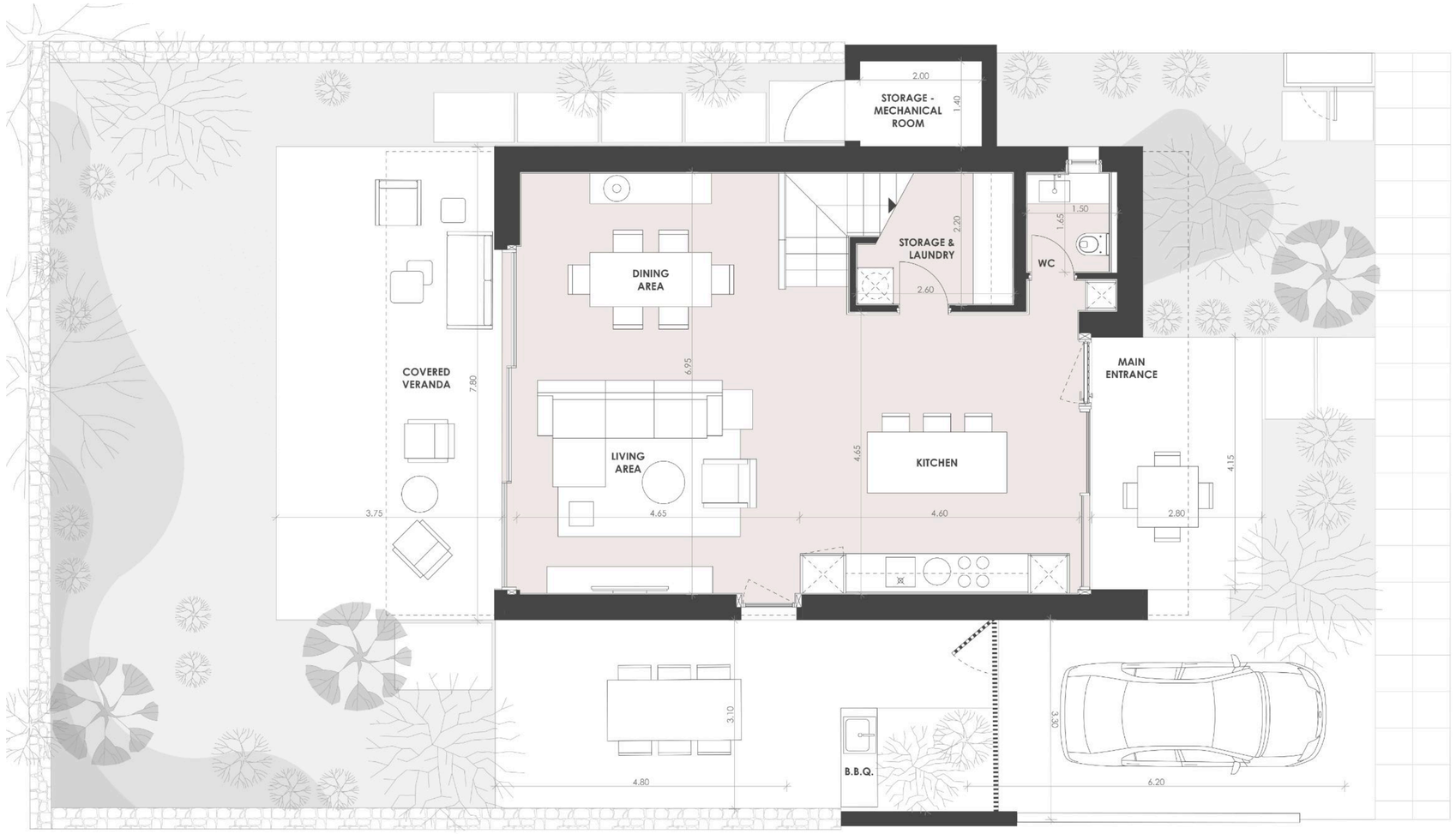
Roof

VILLAS 12, 14, 16, 18, 19

VILLA B

3 bedrooms

256 m²



Total area	256 m²

N

Ground floor

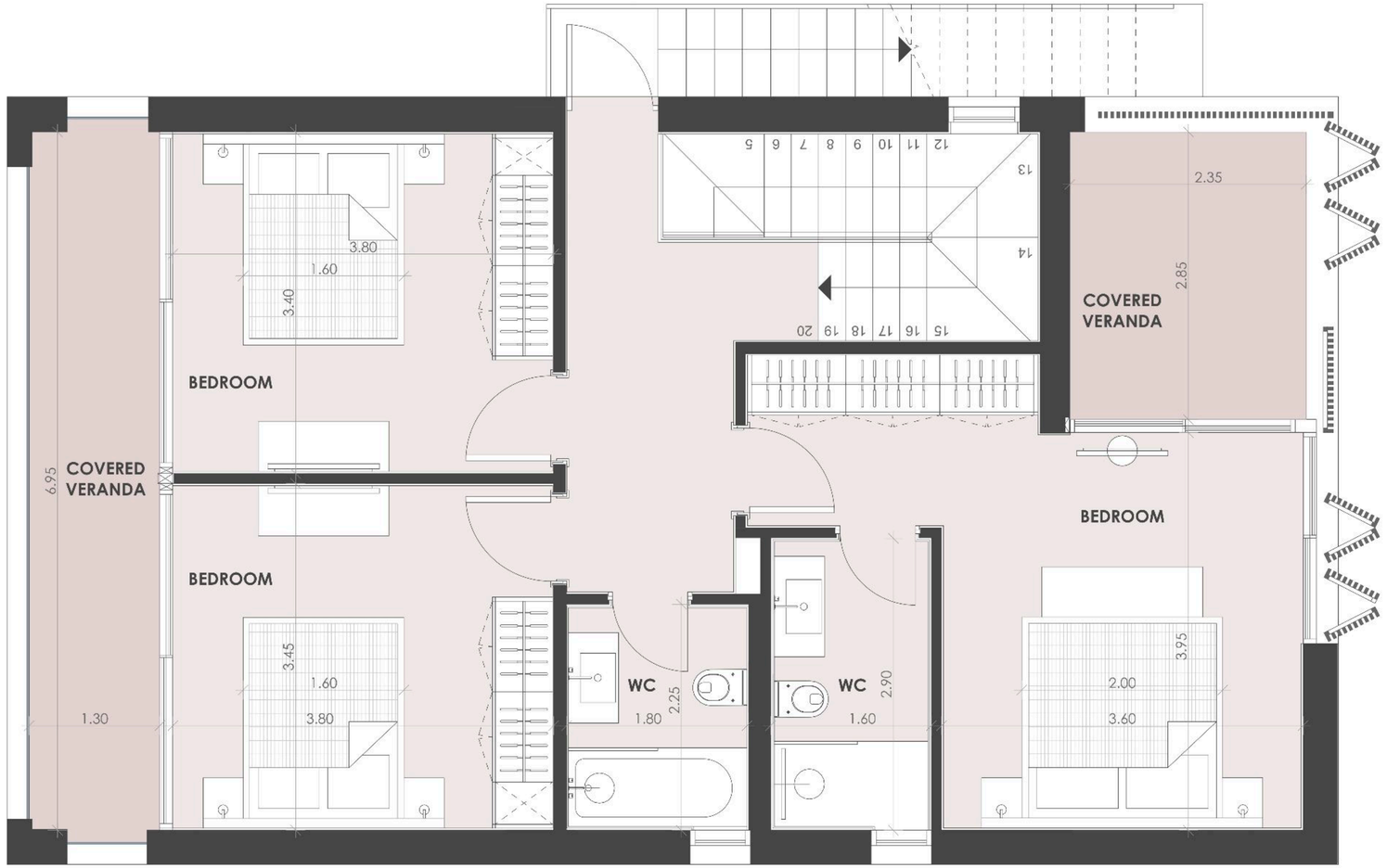
VILLAS 13, 15, 17

VILLA B

3 bedrooms

256 m²

Total area	256 m²



N

1st floor

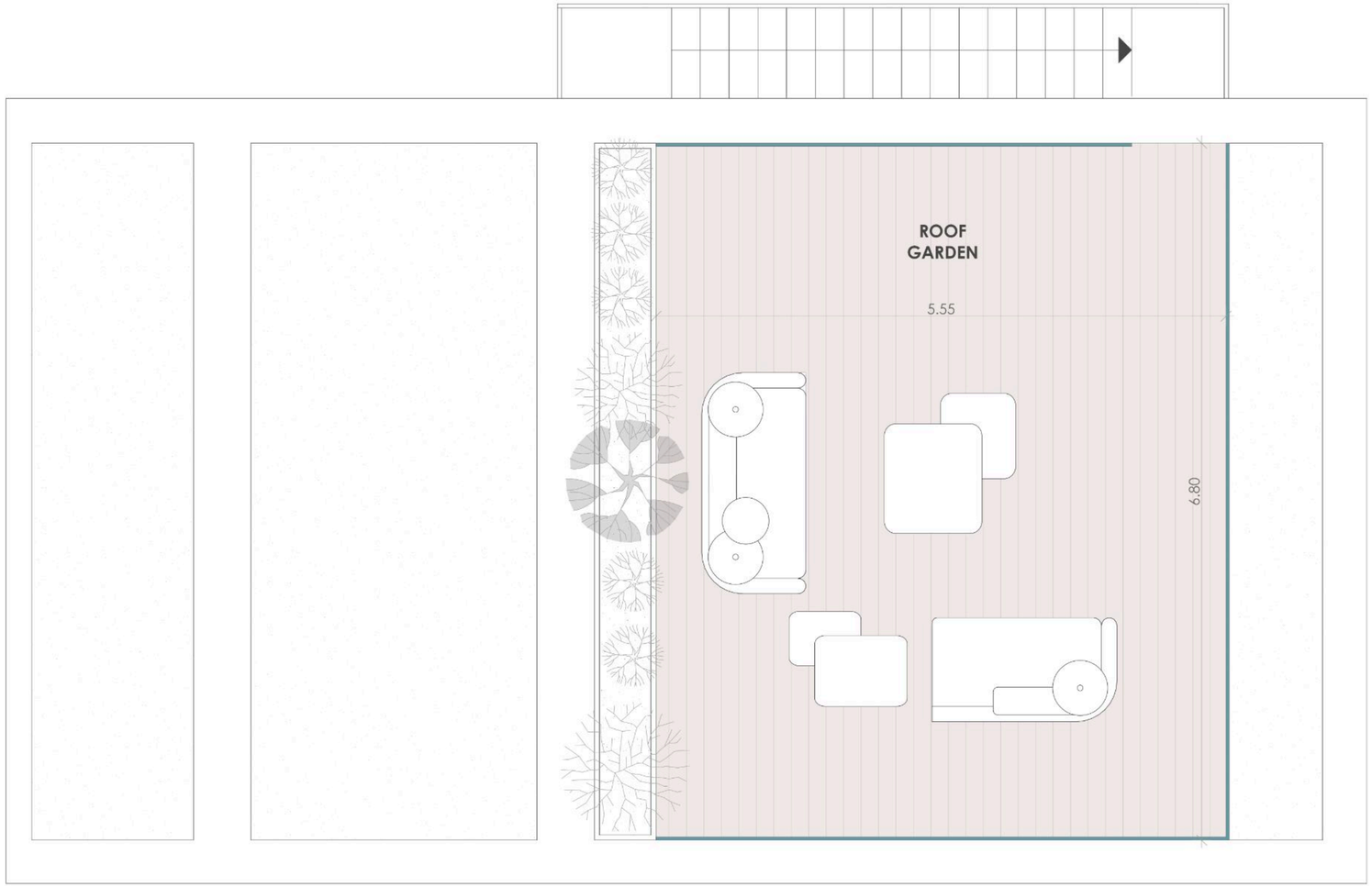
VILLAS 13, 15, 17

VILLA B

3 bedrooms

256 m²

Total area 256 m²



N

Roof

VILLAS 13, 15, 17





POOLSIDE RETREATS

The two-bedroom villas are ideally located near the pool, offering easy access to the water and plenty of outdoor space. Perfect for a holiday home, these villas combine comfort and practicality.

The covered terrace invites outdoor living, and with the pool just steps away, you can enjoy an easy connection to the community and the perfect spot for relaxation or rental opportunities.



VILLA C



VILLA C

2 bedrooms

199 m²

Total area	199 m²



N

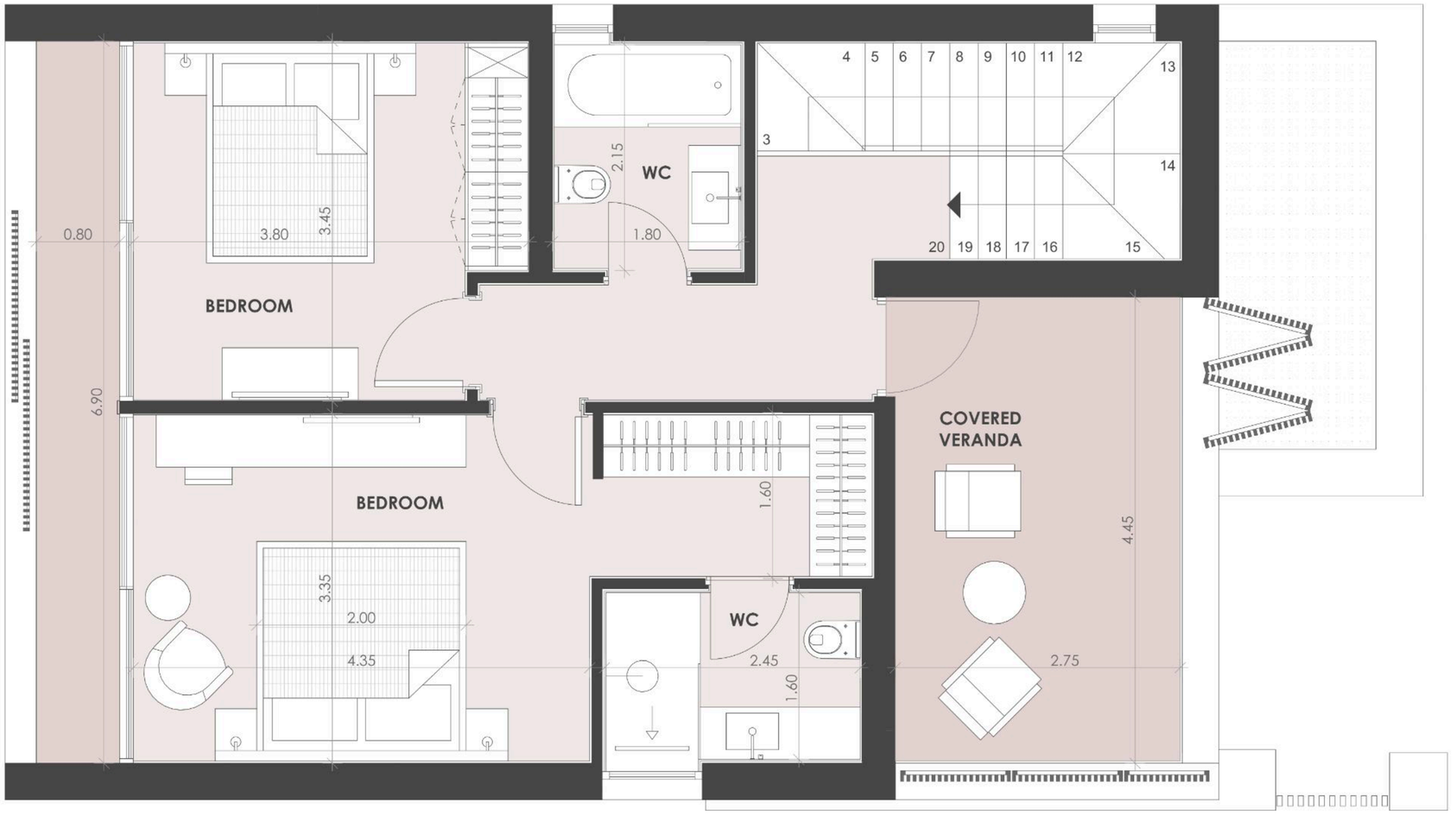
Ground floor

VILLAS 20, 24, 30

VILLA C

2 bedrooms

199 m²



Total area	199 m²

N

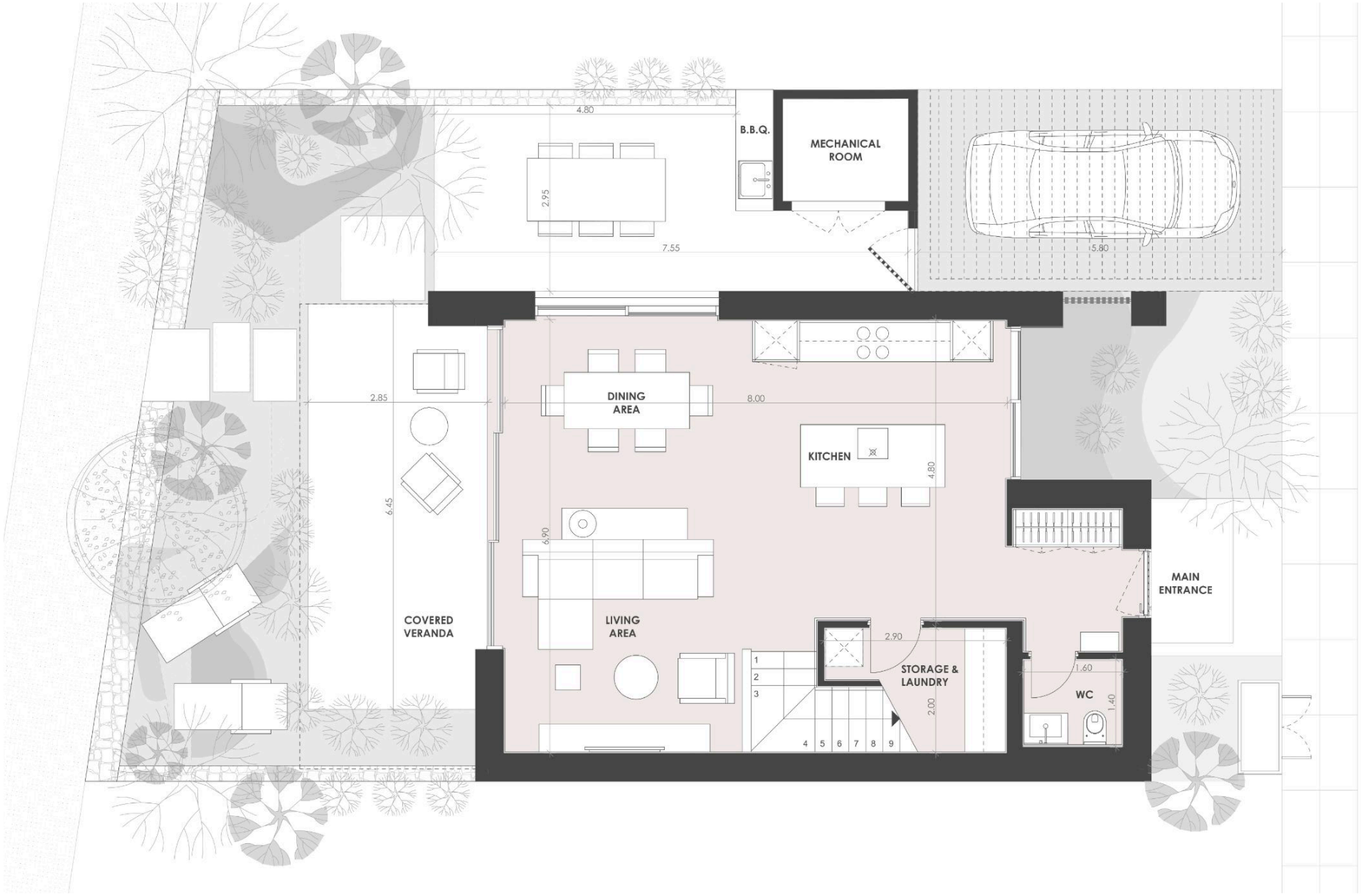
1st floor

VILLAS 20, 24, 30

VILLA C

2 bedrooms

199 m²



Total area	199 m²

N

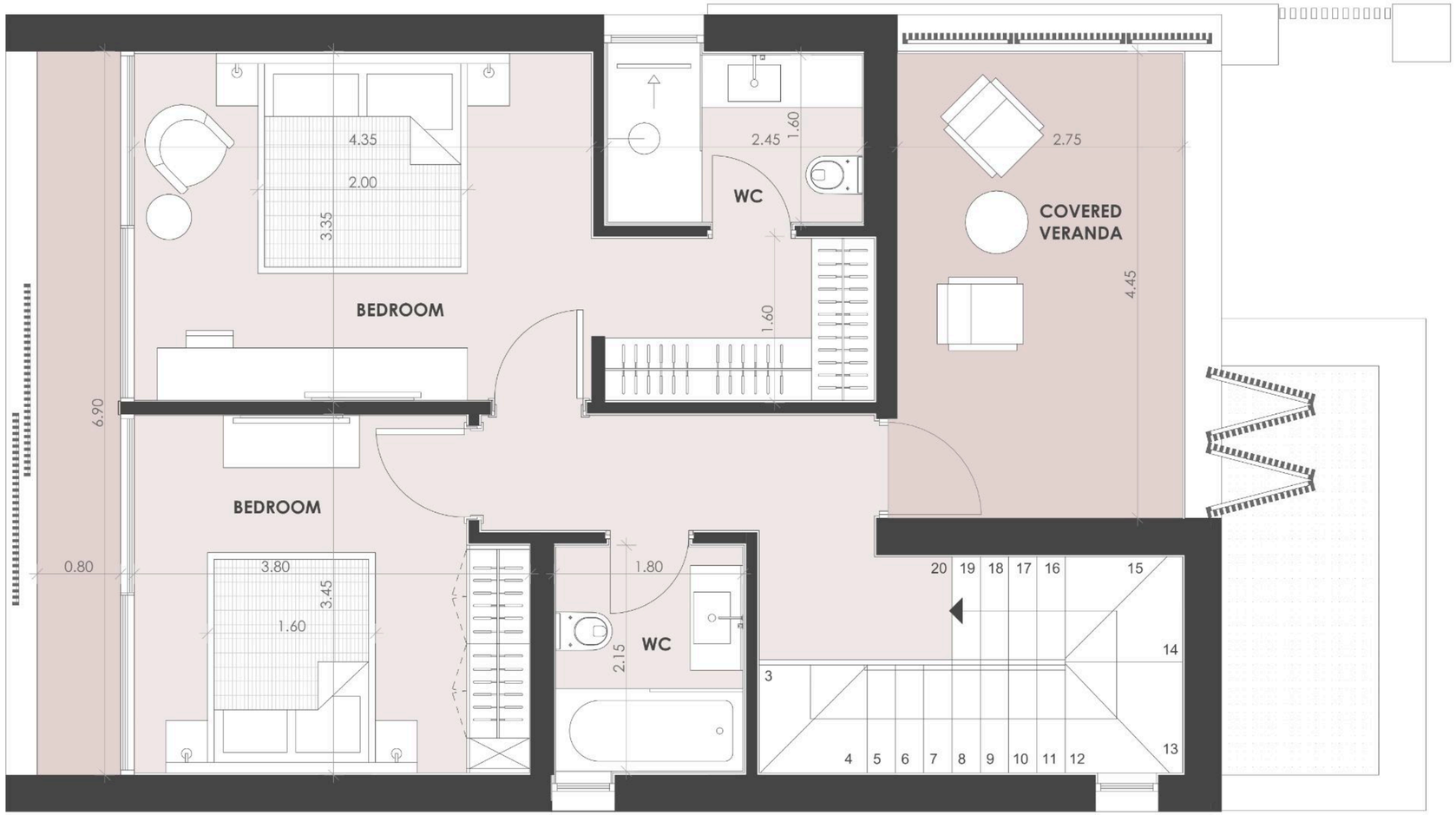
Ground floor

VILLAS 21, 23

VILLA C

2 bedrooms

199 m²



Total area	199 m²

N

1st floor

VILLAS 21, 23

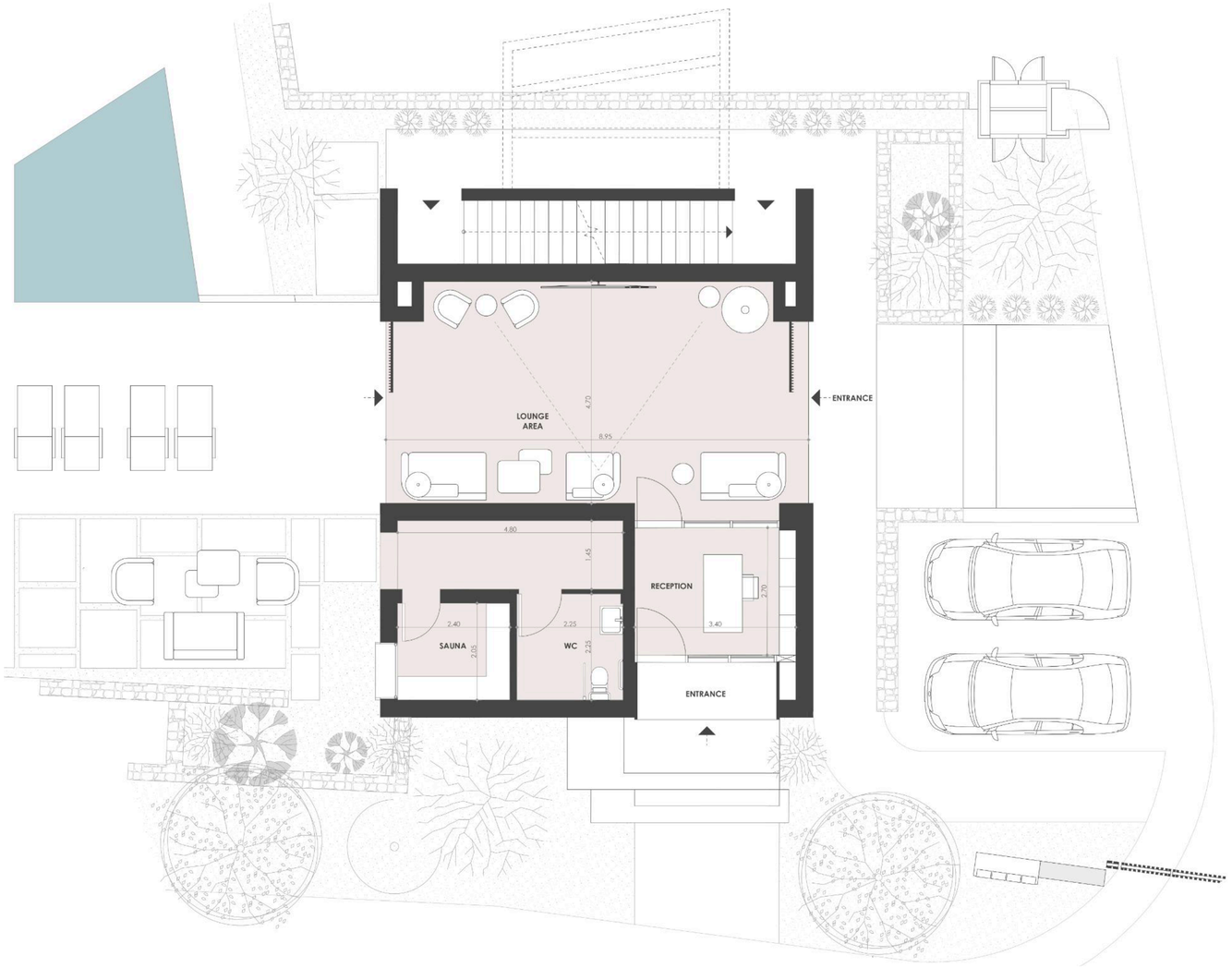




CLUBHOUSE



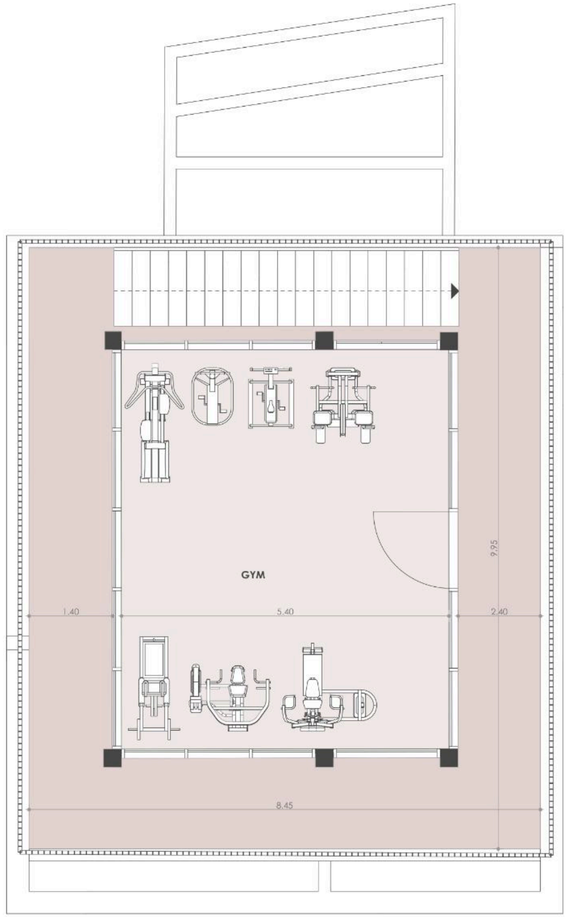
CLUBHOUSE

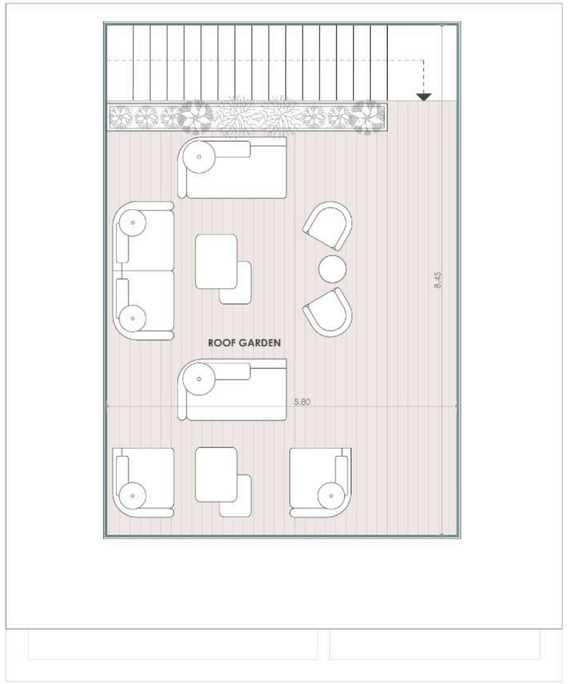


Ground floor

CLUBHOUSE







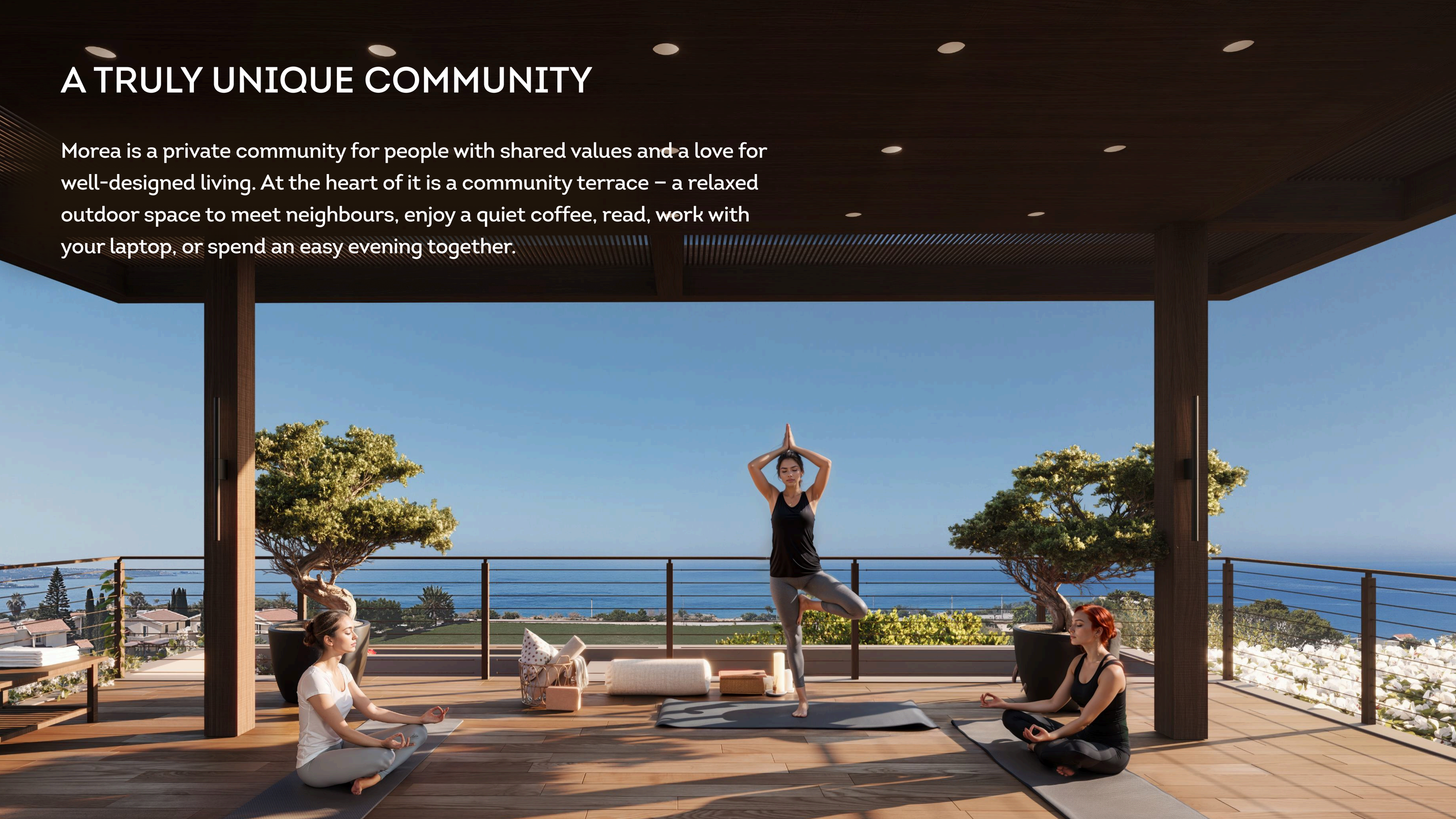
Basement

1st floor

Roof garden

A TRULY UNIQUE COMMUNITY

Morea is a private community for people with shared values and a love for well-designed living. At the heart of it is a community terrace – a relaxed outdoor space to meet neighbours, enjoy a quiet coffee, read, work with your laptop, or spend an easy evening together.





MAKE IT YOURS

Whether you’re looking for a home, a smart investment, or a mix of both, Morea is a rare find. A home to love. A place that grows in value. And a lifestyle that’s exceptional and truly yours.

Morea – where the beauty of Mediterranean design meets high-quality service.

Full maintenance and a dedicated in-house service company provide safety and reliable support.





Morea is the dream come true for those who always wanted
a home by the sea – perfected by our team to the finest detail.
Even in your absence, your home is in good hands.



Units
30 villas

Total villa area
203 – 454 m²

Plots
up to 546 m²

Bedrooms
2 – 6

INTELLIGENT DEVELOPMENT

INEX is a full-scale developer that handles construction, architecture, design, engineering, as well as planning for residential and commercial high-end projects.

INEX buildings are known for their sustainable and smart features, designed to make life easier and more comfortable.

The company also provides maintenance and facility management services, ensuring smooth operations and quick problem-solving during a one-year warranty period free of charge.

WHAT WE DO

- Development
- Planning
- Architecture
- General contractor
- Digital solutions
- Project management
- PM & FM services
- Investments

CONTACT US

Looking forward to telling you more

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SCAN ME

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The developer reserves the right to make changes, modifications, or improvements at any time without prior notice.