

## 4 Bedroom House for Sale in Pegeia, Paphos District

It is an exceptional villa development located in the prestigious High Sea Caves area in Paphos. Situated in a prime location, Project comprises 13 brand new villas designed to meet the demands of discerning clients seeking luxurious high-end villas that offer ample outdoor space, maximum privacy, and breathtaking views.



The villas are thoughtfully positioned on the hills of Sea Caves, taking full advantage of the stunning landscape and panoramic views.

### Amenities

- Swimming pool 3.5 x 10
- Italian manufactured floors
- 4 bedrooms in total including a master suite
- Spacious living, dinning & kitchen area
- Underfloor heating with wat...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>250</b>            |
| Covered Veranda   | <b>34</b>             |
| Uncovered Veranda | <b>69</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>582</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>4899</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.885598414451 / 32.3595**

## Price: €825 000 + VAT

VAT for this property is **€87,450** or **€156,750**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 300.00/m²</b> |                 |             |

## Representative: MySpace

|                                          |              |            |                                                   |
|------------------------------------------|--------------|------------|---------------------------------------------------|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |                                                   |

## Price change history

€755 000 on Dec 15, 2023  
 €795 000 on Aug 14, 2024  
 €825 000 on May 6, 2025

