

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

For sale (off-plan) 4 bedroom modern Villa in Pegeia, Paphos. It is located on a hilltop offering unobstructed panoramic sea views and it has easy access to the local amenities and facilities of the surrounding area. Paphos center is reachable within 20 minutes drive and 35 minutes away from Paphos international airport. The property consists 4 bedrooms, 3 bathroom, 1 en-suite bathroom in master bedroom, guest wc, open plan living/kitchen area, private pool, garden, 2 parking spaces, basement (82 sq.m.), utility/storage room.



| Property Info     |                    | Plot / Area Info |                     | Additional info  |                  |
|-------------------|--------------------|------------------|---------------------|------------------|------------------|
| Covered Area      | <b>164</b>         | Plot area        | <b>603</b>          | Reference Number | <b>H-124521</b>  |
| Covered Veranda   | <b>29</b>          | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
| Uncovered Veranda | <b>29</b>          | Parking          | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
| Furnishing        | <b>Unfurnished</b> |                  |                     | Bathrooms        | <b>3</b>         |

| Amilities  | Location   | Region        |
|------------|--|---------------|
| • Guest WC | <b>Location:</b> Pegeia<br>Coordinates: <b>34.885727451786 / 32.369659485656</b> | <b>Paphos</b> |

## Price: €1 312 000 + VAT

VAT for this property is **€81,280** or **€249,280**. 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<br>Price per SQM | <b>None</b><br><b>€8 000.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€870 000 on Jul 15, 2023

€1 312 000 on Nov 6, 2025

