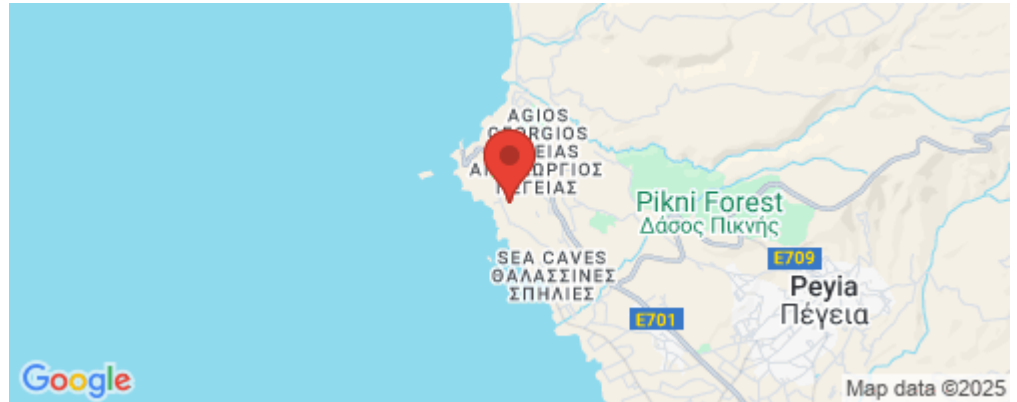


## 4 Bedroom House for Sale in Pegeia, Paphos District



### Property Overview

Welcome to your dream home in the beautiful Pegeia, Paphos District. This exquisite pre-owned 4-bedroom villa, set within a prestigious seaside private club, offers an unparalleled lifestyle combining luxury, comfort, and breathtaking views. Spanning an impressive 490 m<sup>2</sup> of covered area and nestled on a generous 770 m<sup>2</sup> plot, this residence is the perfect retreat for those seeking the ultimate in coastal living.

As you enter this magnificent villa, you're greeted by a spacious sunlit living room that seamlessly flows into a modern kitchen and dining area, ideal for entertaining guests. The ground level...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>490</b>                     |
| Total Number of Floors | <b>2</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>Yes</b>                     |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>770</b> |
| Pool      | <b>Yes</b> |
| Parking   | <b>Yes</b> |

### Additional info

|                  |  |
|------------------|--|
| Reference Number | <b>78800</b>                             |
| Property type    | <b>House</b>                             |
| Condition        | <b>Pre-Owned</b>                         |
| Bathrooms        | <b>3</b>                                 |
| View             | <b>Sea view</b>                          |
| Complex          | <b>Cap St. Georges Beach Club Resort</b> |
| Developer        | <b>Korantina Homes</b>                   |

### Amenities

- Air Conditioning
- Balcony
- BBQ zone
- Fireplace
- Parking
- Pool
- Storage room

### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.89553 / 32.32583**

## Price: €3 000 000 + VAT

VAT for this property is **€441,429** or **€570,000**. 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>~€116 600.00</b> | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€6 122.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€4 000 000 on May 9, 2024  
 €3 800 000 on Sep 6, 2024  
 €3 500 000 on Sep 29, 2024  
 €3 200 000 on May 30, 2025  
 €3 000 000 on Jun 18, 2025





