

4 Bedroom House for Sale in Pegeia, Paphos District

This desirable four-bedroom villa, set on the Western coast of Cyprus is part of the island’s most prestigious seaside private club. The resort enjoys panoramic sea views and the Unesco-worthy spectacular sunsets on a daily basis.

The owners have access to the resort’s numerous facilities and services of a five-star hotel, from in-house chefs to babysitters, from chauffeurs to personal concierges. Amenities also include top-of-the range spa, gym, restaurants, kids playground, football and basketball pitch, 24/7 security, horse riding, bicycle rental, private transfer, security, on-call doctor, and house cleaning.

The villa, set on three levels, features an amazing spacious...



| Property Info          |                         | Plot / Area Info | Additional info  |                                   |
|------------------------|-------------------------|------------------|------------------|-----------------------------------|
| Covered Area           | 490                     |                  | Reference Number | 78800                             |
| Total Number of Floors | 2                       | Plot area 770    | Property type    | House                             |
| Heating                | Underfloor Heating, Yes | Pool Yes         | Condition        | Pre-Owned                         |
| Air Conditioning       | Yes                     | Parking Yes      | Bathrooms        | 3                                 |
|                        |                         |                  | View             | Sea view                          |
|                        |                         |                  | Complex          | Cap St. Georges Beach Club Resort |
|                        |                         |                  | Developer        | Korantina Homes                   |
| Amenities              |                         | Location         |                  |                                   |

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

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.8972 / 32.3277**

## 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>              |
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## 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

























