

## 6+ Bedroom House for Sale in Sea Caves, Paphos District

Luxurious Villa in Peyia Village near Sea Caves with seperate title deeds 

Situated on the lower foothills of Peyia Village and close to the stunning coastline of Sea Caves, this exceptional custom-built villa offers unparalleled luxury, privacy, and breathtaking Mediterranean views.

Built with no expense spared, the property sits on a generous 2,680m<sup>2</sup> plot and features dual driveways, a double garage, and electronically controlled gates for maximum security. Surrounded by mature landscaped gardens, large patios, and verandas, the villa combines elegance with functionality.

Key Features:

Bedrooms & Bathrooms: 7 bedrooms including a master with walk-in ward...

### Property Info

Covered Area	<b>355</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2680</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>26156</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Sea Caves  
**Coordinates:** **34.882969822524 / 32.341365932324**

Region: **Paphos**

## Price: €3 500 000 + VAT

VAT for this property is **€457,958** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€9 859.00/m<sup>2</sup></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

- €2 650 000 on Aug 9, 2024
- €2 300 000 on Aug 17, 2024
- €2 200 000 on Aug 26, 2024
- €3 500 000 on Feb 27, 2026









