

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

Seaside Elegance in an Iconic Location – 4-Bedroom Luxury Villa in the Sea Caves Area



This exceptional 4-bedroom villa presents a rare opportunity to enjoy Mediterranean living at its most refined, located in the prestigious Sea Caves area—one of Cyprus’s most exclusive and picturesque coastal neighborhoods. Surrounded by unspoiled nature and steeped in historical charm, the property offers a lifestyle defined by tranquility, sophistication, and privacy, just steps from the turquoise waters of the Mediterranean.

Design & Architecture

With its bold contemporary lines and refined coastal aesthetic, the villa is designed to showcase uninterrupted sea views and flo...

### Property Info

Covered Area	<b>298</b>
Covered Veranda	<b>61</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area **582**

### Additional info

Reference Number	<b>7583</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.8851125 / 32.3337969**

## Price: €1 190 000 + VAT

VAT for this property is **€142,241** or **€226,100**. 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>€3 993.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€985 000 on Sep 10, 2024

€1 190 000 on Jan 20, 2026













