

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

An exquisite new development located in the highly-coveted upscale area of Sea Caves in Paphos.

The development is within a 10-minute walk from the captivating Edro III Shipwreck, Oniro By the Sea, and the natural sea caves. It is also a 10-minute drive to the border of the Akamas Nature Reserve, a UNESCO-protected haven, and one of the last remaining natural areas on the island. Designed for discerning clients seeking luxurious high-end villas, each residence features a seamless indoor-outdoor flow and high-end specifications. Residents can fully embrace the Cyprus climate and the area's natural beauty, enjoying ample outdoor space, complete privacy, and breathtaking vi...



### Property Info

Covered Area	<b>248</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>610</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>232295</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.87437762937538 / 32.349561842328455**

## Price: €1 350 000 + VAT

VAT for this property is **€142,185** or **€256,500**. 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>€5 444.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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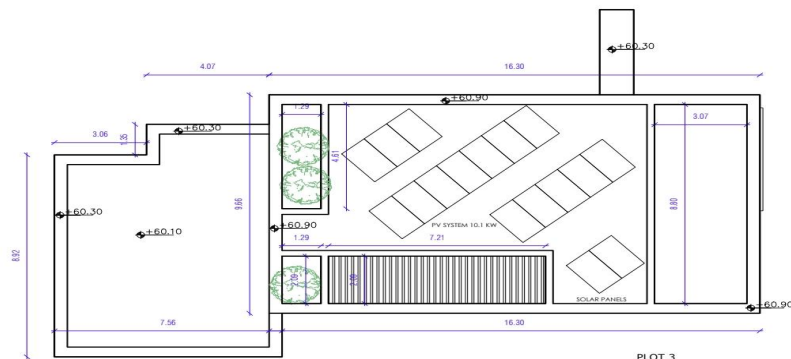
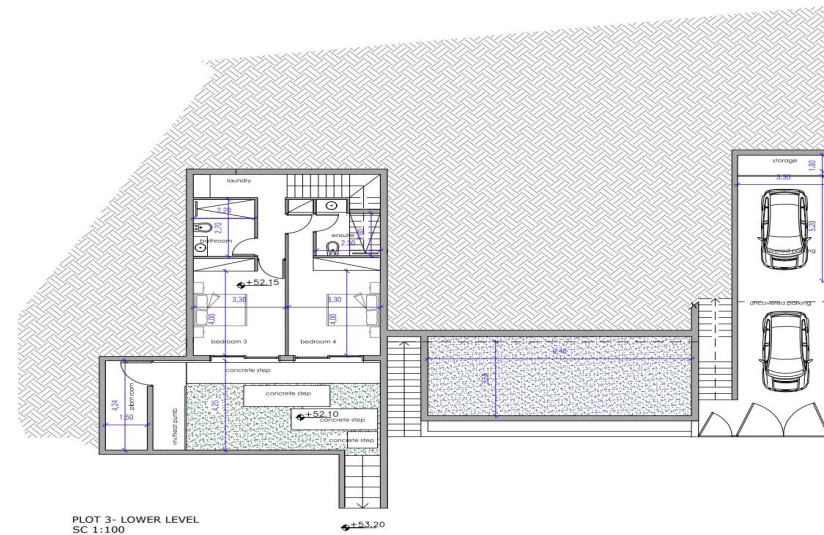
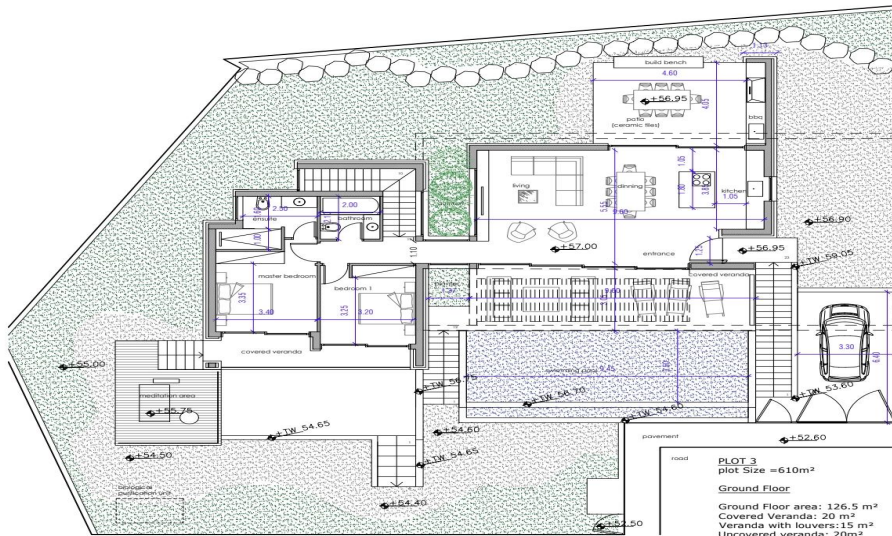
## Price change history

€1 170 000 on Sep 10, 2024

€1 350 000 on May 7, 2025







**PLOT 3 - ROOF PLAN**  
SC 1:100