

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

4 Bedroom Villa – Ultra-Luxury Mediterranean Living in an Iconic Coastal Setting ✖

### Intro

This 4-bedroom villa represents the pinnacle of Mediterranean luxury, offering grand interiors, exceptional sea views, and extensive outdoor living areas. Its privileged position near the sea caves, Coral Bay, and Akamas National Park gives it a rare blend of exclusivity, natural beauty, and lifestyle convenience.

### Design & Architecture

The architecture showcases bold contemporary design, generous volumes, and floor-to-ceiling glass openings that frame striking sea vistas. Natural stone, warm textures, and refined detailing contribute to the villa's luxurious yet harmonious...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>316</b>			Reference Number	<b>39092</b>
Uncovered Veranda	<b>171</b>	Plot area	<b>994</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>No</b>	Construction Year	<b>2026</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>

Amenities	Location	Region
• Balcony	<b>Location:</b> Pegeia Coordinates: <b>34.880525660045 / 32.361232755139</b>	<b>Paphos</b>

## Price: €1 070 000 + VAT

VAT for this property is **€132,192** or **€203,300**. 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 Price per SQM	<b>None</b> <b>€3 386.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€1 050 000 on Sep 24, 2023

€1 070 000 on Dec 10, 2025

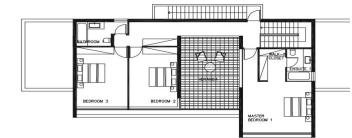




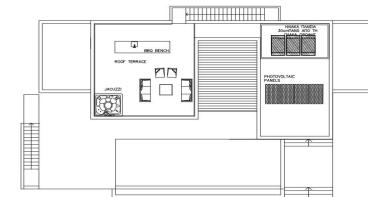
VILLA TYPE 6A  
4 BEDROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN