


## 6+ Bedroom House for Sale in Pegeia, Paphos District

This exceptional six-bedroom villa in Pegeia, Cyprus, represents the pinnacle of modern Mediterranean luxury. Positioned on an expansive 2,319 m<sup>2</sup> plot with a total covered area of 1,372.2 m<sup>2</sup>, the property offers generous living spaces combined with state-of-the-art design and finishes. 

Highlights include stunning waterfall features, a private swimming pool, extensive terraces, and elegantly designed interiors, all crafted to provide the ultimate in comfort and style. From every angle, residents can enjoy panoramic views of the Mediterranean Sea and the picturesque surrounding landscapes.

Ideally located, the villa is just minutes away from the famous blue-flag beaches of C...

### Property Info

Covered Area	<b>1177</b>
Covered Veranda	<b>181</b>
Uncovered Veranda	<b>163</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>2319</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>1239</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

- Elevator

### Location

**Location:** Pegeia  
 Coordinates: **34.881556835661 / 32.362514719492**

Region: **Paphos**

## Price: €4 830 000 + VAT

VAT for this property is **€831,523** or **€917,700**. 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>~€189 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 104.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

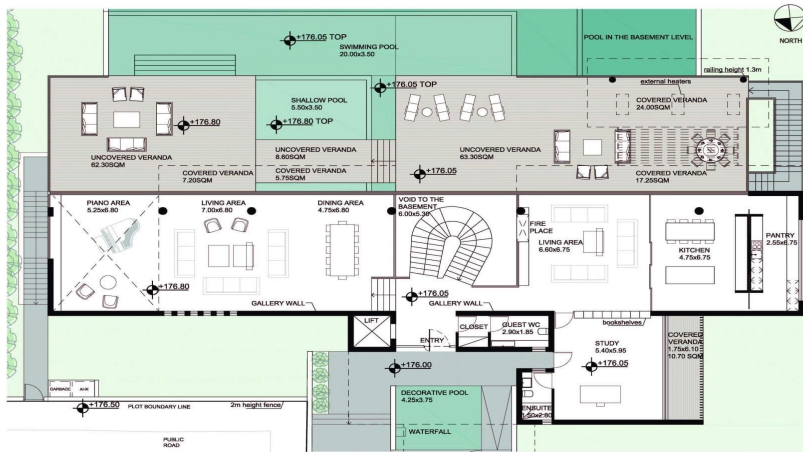
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

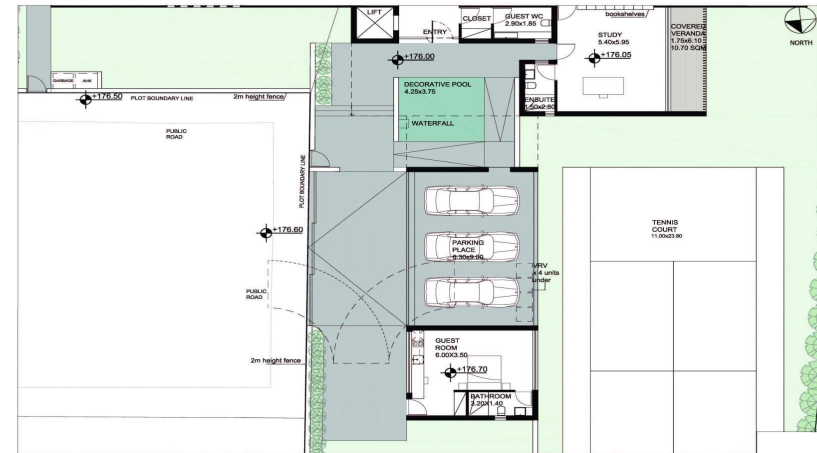
€4 830 000 on Apr 8, 2025



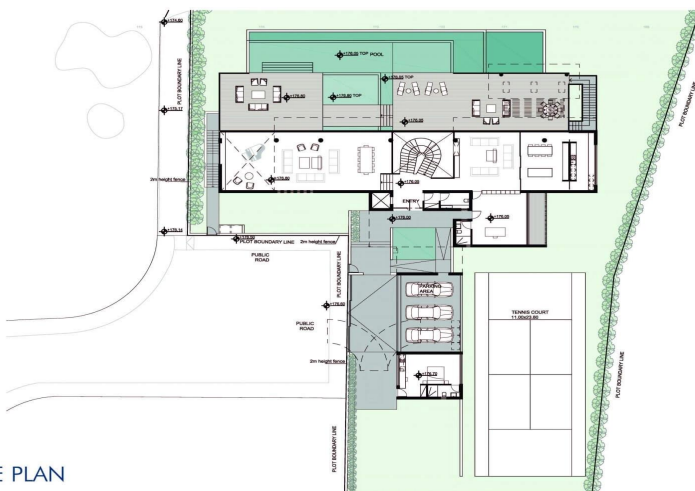




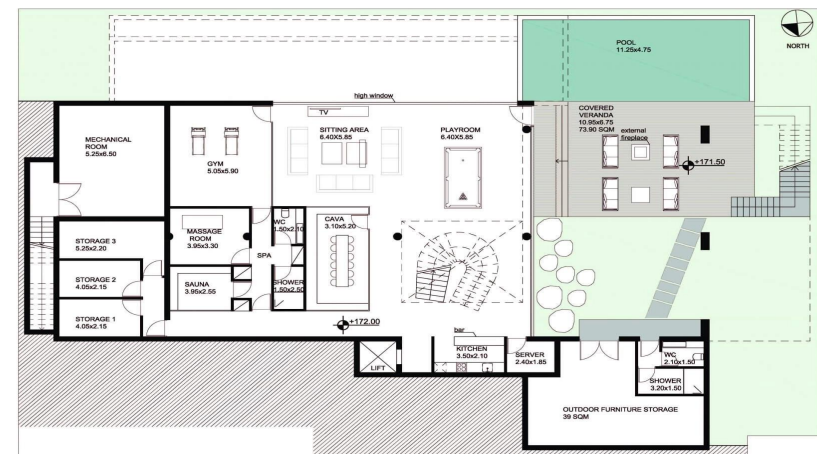
GROUND FLOOR PLAN



GROUND FLOOR PLAN OF GUEST HOUSE AND GARAGE



SITE PLAN



BASEMENT PLAN