

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

This villa features four bedrooms and is conveniently located near the sandy beach. Offering a private swimming pool, spacious verandas, and sun terraces, it provides breathtaking views of the Mediterranean. The surrounding area also offers available plots of land for sale, complete with building permissions for constructing houses. All essential amenities — including well-maintained asphalt roads, electricity, water supply, lighting, and drainage — are readily available. Situated on the outskirts of one of the finest beaches in the Paphos region, this location is renowned for its exclusivity in the Cyprus real estate market. ✖

### Property Info

Covered Area	<b>305</b>
Covered Veranda	<b>43</b>
Uncovered Veranda	<b>37</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>495</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>1763</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.851575874353 / 32.371772468016**

**Price: €1 772 000 + VAT**

VAT for this property is **€214,673** or **€336,680**. 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>€5 810.00/m<sup>2</sup></b>		

**Representative: RealDeal Estates**

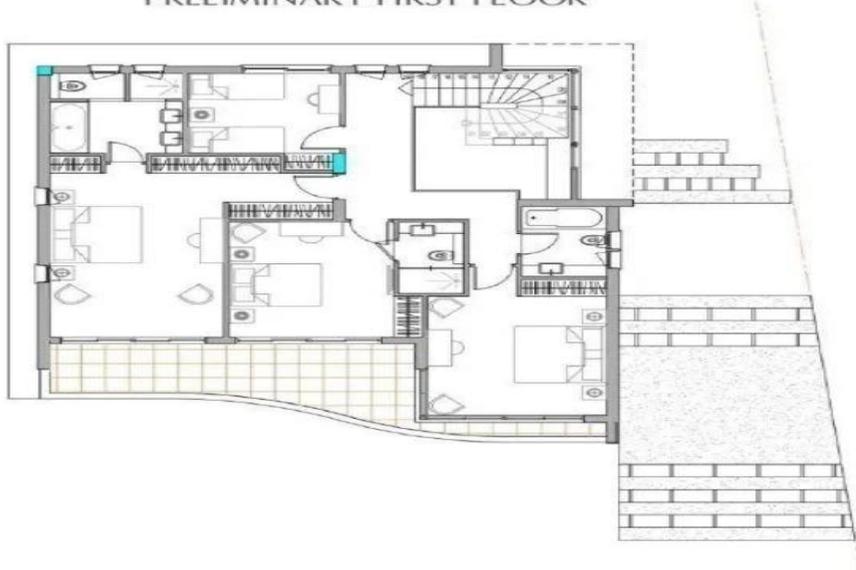
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone:	<b>+35725255505, +35794001333</b>		

**Price change history**

€1 872 000 on Apr 8, 2025  
€1 772 000 on Dec 18, 2025



PRELIMINARY FIRST FLOOR



PRELIMINARY GROUND FLOOR

