

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

This villa features 4 bedrooms and is conveniently located near the sandy beach. Offering a private swimming pool, spacious verandas, and sun terraces, this villa provides breathtaking views of the Mediterranean. Additionally, the estate includes available plots of land for sale, complete with building permissions for constructing houses. All essential amenities such as 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 area is renowned for its exclusivity in the real estate market of Cyprus. X

### Property Info

|                        |            | Plot / Area Info | Additional info           |
|------------------------|------------|------------------|---------------------------|
| Covered Area           | <b>353</b> |                  | Reference Number          |
| Covered Veranda        | <b>59</b>  |                  | <b>1917</b>               |
| Uncovered Veranda      | <b>14</b>  | Pool             | <b>House</b>              |
| Total Number of Floors | <b>2</b>   | Yes              | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>   |                  | <b>3</b>                  |

### Amenities

### Location

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.852780512698 / 32.371600891346**

## Price: €1 852 000 + VAT

VAT for this property is **€241,704** or **€351,880**. 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<br>Price per SQM | <b>None</b><br><b>€5 246.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€1 852 000 on Apr 8, 2025



