

This exceptional six-bedroom villa redefines luxury beachfront living in Pafos. Positioned on an exclusive stretch of coastline, it offers uninterrupted views of the shimmering Mediterranean Sea and the region's stunning natural beauty. Nestled within a secure, gated community with world-class facilities, the villa combines elegance, comfort, and convenience in a highly coveted setting.

Designed with a seamless connection to its surroundings, the villa blends contemporary architecture with timeless Mediterranean character. Expansive living spaces open onto private terraces and a swimming pool, while thoughtfully landscaped grounds create an atmosphere of privacy and serenity.

Property Info

Covered Area	439
Covered Veranda	26
Total Number of Floors	3
Energy Efficiency	A

Plot area	875
Pool	Yes
Parking	Covered, Yes

Reference Number	2219
Property type	House
Bathrooms	5+
View	Sea view

Location

- Parking

Location: Pegeia

Coordinates: **34.890938433175** / **32.326337296723**Region: **Paphos**

Price: €6 150 000 + VAT

VAT for this property is **€874,309** or **€1,168,500**. 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	Excluded	Title transfer fee	~€242 600.00	Common expenses	None
		Price per SQM	€14 009.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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Price change history

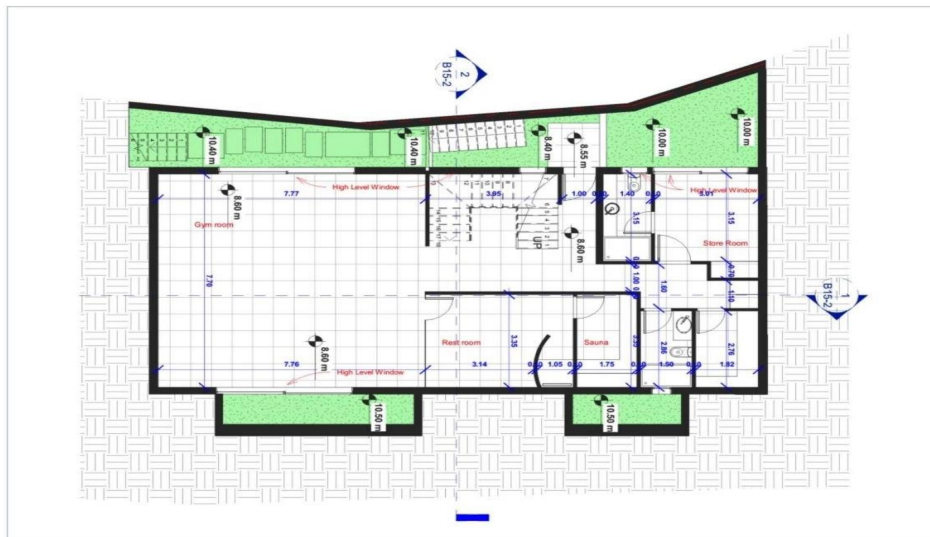
€5 900 000 on Apr 8, 2025

€6 150 000 on Aug 5, 2025





PRELIMINARY LOWER GROUND FLOOR PLAN



PRELIMINARY GROUND FLOOR PLAN



PRELIMINARY FIRST FLOOR PLAN



PRELIMINARY ROOF LEVEL

