

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

This individual 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. 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 Cyprus real estate market.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>325</b> |
| Covered Veranda        | <b>67</b>  |
| Uncovered Veranda      | <b>64</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Pool      **Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>2298</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>5+</b>                 |

### Amenities

### Location

**Location:** Pegeia

**Region:** Paphos

Coordinates: **34.856619111187 / 32.365766988072**

## Price: €1 944 000 + VAT

VAT for this property is **€243,748** or **€369,360**. 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>€5 982.00/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

€1 944 000 on Apr 8, 2025



PRELIMINARY FIRST FLOOR



PRELIMINARY GROUND FLOOR



VILLA 48

