

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

4-Bedroom Villa by the Sea with Pool and Garden

Spacious villa built in 2014, offering 350 m<sup>2</sup> of internal living space and 80 m<sup>2</sup> of covered verandas, set on a 700 m<sup>2</sup> plot just 70 meters from a beautiful beach with sunbeds. Features include a 7×12 m heated saltwater pool, a double garage, 7 kW solar panels, video surveillance, and an alarm system. Surrounded by a young, well-maintained garden. Title deed available. A perfect blend of comfort, privacy, and seaside living.

### Property Info

Covered Area	<b>430</b>
Covered Veranda	<b>80</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>700</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>237177</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2014</b>

### Amenities

#### Location

**Location:** Pegeia Region: **Paphos**

## Price: €3 500 000 + VAT

VAT for this property is **€494,070** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 140.00/m²</b>		

## Representative: MySpace

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## Price change history

€3 500 000 on May 24, 2025





















