

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

A four-bedroom, two-storey villa №1 with a private swimming pool, offering an internal area of 216 m², is situated on a 582 m² plot.



Nestled in the prestigious High Sea Caves area of Paphos, this project is an exclusive enclave of 13 brand-new luxury villas designed for discerning clients.

Perched on rolling hills with sweeping Mediterranean panoramas, each four-bedroom residence harmonizes with its natural surroundings to deliver complete privacy and serenity. Generous outdoor terraces, private gardens and seamless indoor-outdoor living spaces invite you to embrace the Cyprus climate in style.

Masterfully oriented for optimal light and views, these villas feature...

Property Info		Plot / Area Info		Additional info	
Covered Area	250			Reference Number	7087
Covered Veranda	34	Plot area <b>582</b> Pool <b>Yes</b>		Property type Condition	House Under Construction
Uncovered Veranda	17				
Total Number of Floors	2				
Heating	Underfloor Heating, Yes			Bathrooms	4

#### Amenities Location



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

Coordinates: **34.885455697148** / **32.359510656539** 



**Price: €805 000 + VAT** 

VAT for this property is €85,330 or €152,950. 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 None

Price per SQM €3 220.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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# **Price change history**

€805 000 on Jun 24, 2025





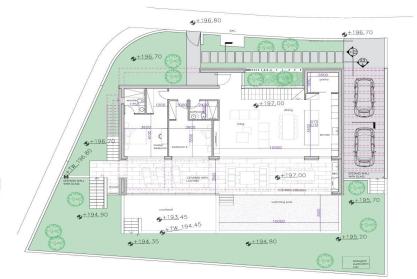
















#### PLOT 1

PLOT AREA=582m<sup>2</sup> TOTAL BUILT=226 m<sup>2</sup>

Ground Floor

Ground Floor area: 139 m<sup>2</sup> Covered Veranda: 30 m<sup>2</sup> Veranda with beams: 20 m<sup>2</sup> Uncovered veranda: 9m<sup>2</sup> Parking with louvers 35m<sup>2</sup>

ROOF TERRACE Uncovered Terrace=54m



