

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

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	Title transfer fee <b>None</b>		None
		Price per SOM	€3 220.00/m <sup>2</sup>	Common expenses	None

## **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**

€805 000 on Jun 24, 2025





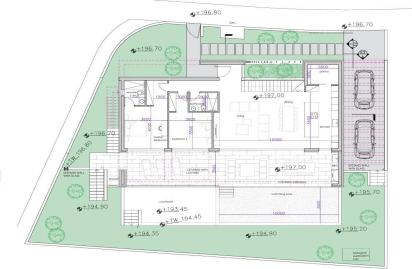
















## PLOT 1

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>

LOWER FLOOR

Basement area: 77 m<sup>2</sup> Covered Veranda: 9m<sup>2</sup> Mechanical Room: 10m<sup>2</sup>

ROOF TERRACE Uncovered Terrace=54m<sup>2</sup>



