

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

A four-bedroom, two-storey villa №5 with a private swimming pool, offering an internal area of 211 m<sup>2</sup>, is situated on a 602 m<sup>2</sup> 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

Covered Area	<b>245</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>32</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>602</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7095</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

### Location

- Roof Garden

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.885455697148 / 32.359510656539**

## Price: €855 000 + VAT

VAT for this property is **€89,164** or **€162,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 490.00/m²</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

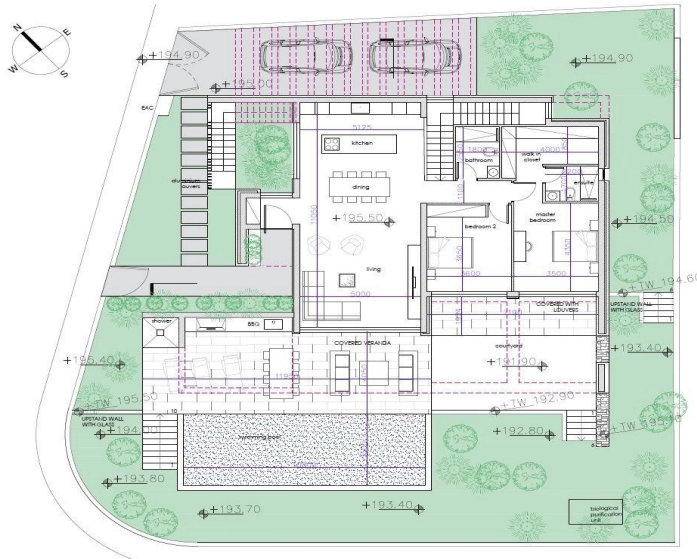
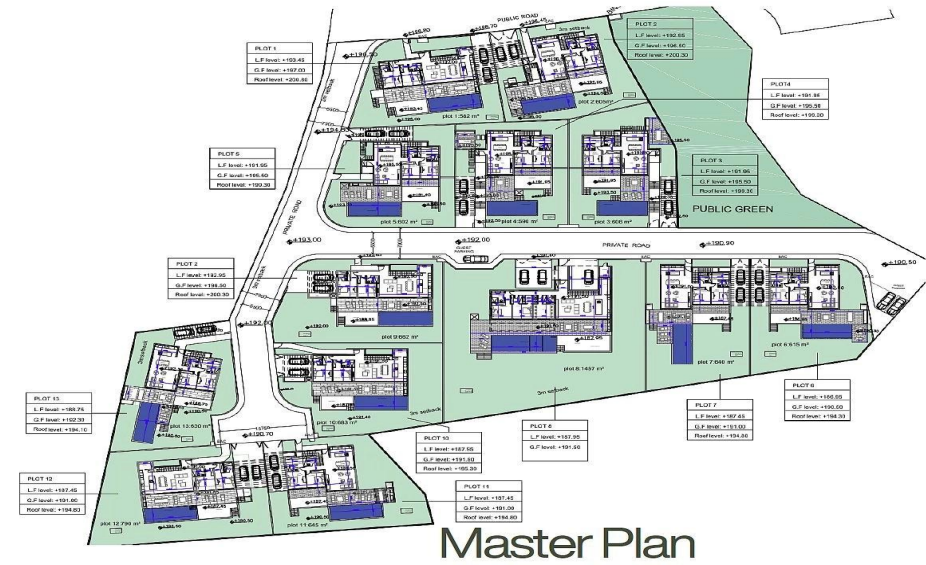
€855 000 on Jun 24, 2025



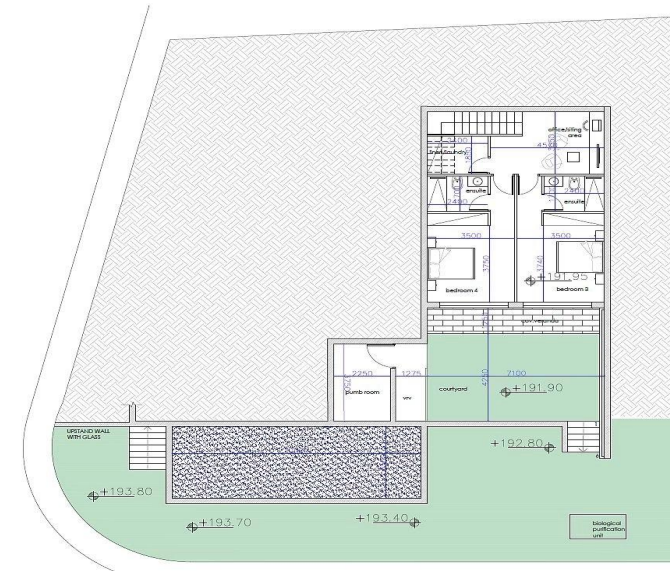








**PLOT 5**  
 PLOT AREA=606 m<sup>2</sup>  
 TOTAL BUILT=221 m<sup>2</sup>  
Ground Floor  
 Ground Floor area: 136 m<sup>2</sup>  
 Covered Veranda: 17 m<sup>2</sup>  
 Veranda with louvers: 45 m<sup>2</sup>  
 Uncovered veranda: 23 m<sup>2</sup>  
 Parking with beams 35m<sup>2</sup>  
LOWER FLOOR  
 Basement area: 75 m<sup>2</sup>  
 Covered Veranda: 9m<sup>2</sup>  
 Mechanical Room: 10m<sup>2</sup>  
ROOF TERRACE  
 Uncovered Terrace=55m<sup>2</sup>



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