

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

A four-bedroom, two-storey villa №9 with a private swimming pool, offering an internal area of 216 m², is situated on a 662 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

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>250</b>                     |
| Covered Veranda        | <b>34</b>                      |
| Uncovered Veranda      | <b>17</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>662</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7096</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>4</b>                  |

### Amenities

### Location



## Price: €990 000 + VAT

VAT for this property is **€104,940** or **€188,100**. 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>€3 960.00/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

€990 000 on Jun 24, 2025









