


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

A four-bedroom, one-storey villa with a private swimming pool, offering an internal area of 210 m<sup>2</sup>, is situated on a 624 m<sup>2</sup> plot. 

Located in the prestigious High Sea Caves area of Pegeia, Paphos, this a boutique development project consists of 12 luxury villas. These modern homes offer expansive outdoor spaces, ultimate privacy, and stunning panoramic views, designed for those seeking a harmonious blend of elegance and natural beauty.

Enjoy a tranquil setting close to amenities, with a private pool, outdoor kitchen/BBQ and covered parking for two. Underfloor heating powered by a heat pump, a concealed VRV cooling system, high ceilings and doors guarantee year-round comfort...

### Property Info

Covered Area	<b>275</b>
Covered Veranda	<b>65</b>
Uncovered Veranda	<b>25</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>641</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7109</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Pegeia

Coordinates: **34.879611736285 / 32.36198902869**

Region: **Paphos**

## Price: €845 000 + VAT

VAT for this property is **€96,023** or **€160,550**. 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>€3 073.00/m<sup>2</sup></b>		

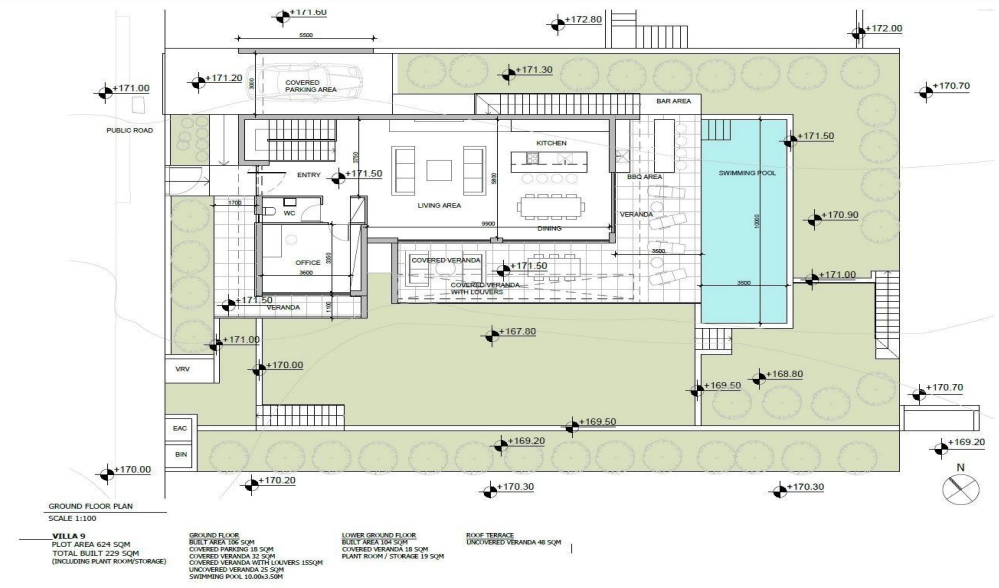
## Representative: RealDeal Estates

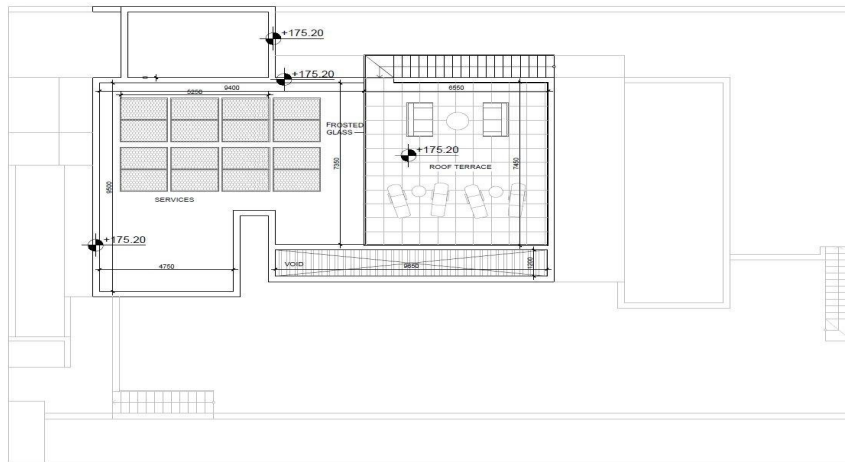
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€815 000 on Jun 25, 2025  
 €845 000 on Dec 26, 2025







ROOF FLOOR PLAN  
SCALE 1:100



Master Plan