

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

A four-bedroom, two-storey villa with a private swimming pool, offering an internal area of 205 m<sup>2</sup>, is situated on a 732 m<sup>2</sup> plot. 

This is an exceptional villa development located in the prestigious High Sea Caves area in Paphos. Situated in a prime location, it comprises of 3 brand new villas designed to meet the demands of discerning clients seeking luxurious high-end villas that offer ample outdoor space, maximum privacy, and breathtaking views.

Each villa within offers a unique indoor and outdoor living space, meticulously designed to exude luxury and elegance. The emphasis is placed on creating a seamless indoor-outdoor flow, allowing residents to fully enjoy the Cypru...

### Property Info

Covered Area	<b>260</b>
Covered Veranda	<b>55</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>732</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7158</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Pegeia

Coordinates: **34.88579012812 / 32.35867380551**

Region: **Paphos**

## Price: €1 640 000 + VAT

VAT for this property is **€179,138** or **€311,600**. 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>~€62 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 308.00/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

€1 640 000 on Jun 26, 2025

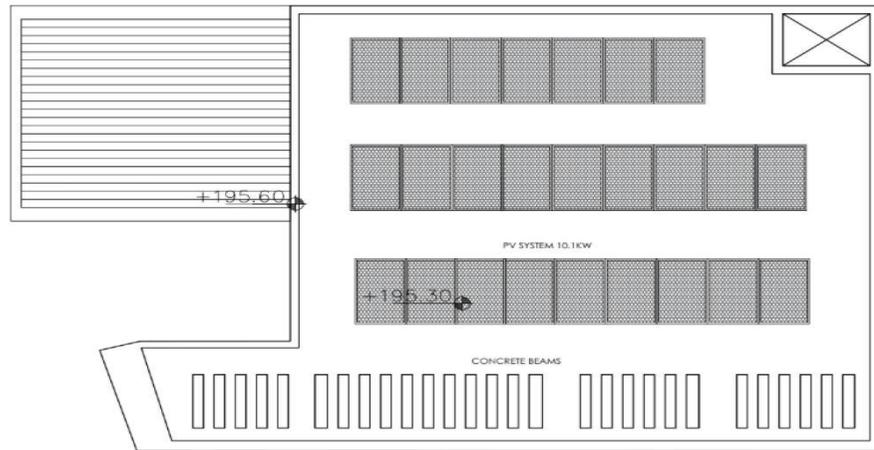




Villa 16 - Architectural Plans



Ground Floor



Villa 16 - Roof Plan